



EAST CAMBRIDGESHIRE DISTRICT COUNCIL

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

MEETING: PLANNING COMMITTEE

TIME: 1:00pm

DATE: Wednesday, 5th August 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 1st July 2020

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

5. **20/00360/RMM**
Reserved Matters for appearance, landscaping, layout and scale for the construction of 258 dwellings and associated infrastructure following outline planning application 13/00785/ESO (Orchards Green Phase 3).
Land North of Cam Drive, Ely

Applicant: Taylor Wimpey

Public Access Link:
<http://pa.eastcambs.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=Q6XO9EGGII700>

6. **20/00483/FUL**
Construction of 2 bedroom, two storey detached dwelling and associated works (resubmission of withdrawn 20/00001/FUL).

16 Parsonage Lane, Burwell, CB25 0EN

Applicant: Mr R & Mrs J Gardiner

Public Access Link:
<http://pa.eastcambs.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=Q8EU3SGG0CU00>

7. 20/00557/ESF

Proposed development of a Solar Farm and Ancillary Development
Site North of Hightown Drove, Burwell

Applicant: Burwell 1 Solar Limited

Public Access Link:

<http://pa.eastcambs.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=Q9NQ6DGGKF300>

8. Planning Performance Report – June 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@eastcambs.gov.uk to register your wish to speak by 10am on Tuesday, 4th August 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@eastcambs.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, 1st July 2020 at 1:00pm.

PRESENT

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

OFFICERS

Rebecca Saunt – Planning Manager
Emma Barral – Planning Officer
Angela Briggs – Planning Team Leader
Maggie Camp – Legal Services Manager
Rachael Forbes – Planning Officer
Andrew Phillips – Planning Team Leader
Dan Smith – Planning Consultant
Janis Murfet – Democratic Services Officer (Committees)

IN ATTENDANCE

Cllr Charlotte Cane (Agenda Item No. 6)

12. APOLOGIES AND SUBSTITUTIONS

Apologies for absence were received from Councillor David Brown.

It was noted that Councillor David Ambrose Smith would substitute for Councillor Brown for the duration of the meeting.

13. DECLARATIONS OF INTEREST

Councillors Wilson, Jones, Trapp and Downey each declared a personal interest in Agenda Items 7 and 8 (20/00214/FUL & 20/00215/LBC, Cross Green House, Cross Green, Soham), one of the applicants being a fellow Liberal Democrat Member of the District Council. They each stated that they would participate in the debate and vote on the items.

14. MINUTES

It was resolved:

That the Minutes of the meeting held on 3rd June 2020 be confirmed as a correct record and signed by the Chairman.

15. CHAIRMAN'S ANNOUNCEMENTS

The Chairman made the following announcements:

- There would be a recorded vote for each application, with Members' names being taken in alphabetical order;
- He wished to place on record his thanks to Officers for going the extra mile to facilitate the Planning Committee meetings as he felt they had been very helpful;
- He hoped that this would be a relatively short meeting and therefore did not intend having a comfort break. However, Members should indicate if they required one.

Councillor Schumann joined the meeting at 1.10pm; he stated that he did not have any declarations of interest to make.

16. 19/01323/FUM – 19 ELY ROAD, STRETHAM

Dan Smith, Planning Consultant, presented a report (reference V25, previously circulated) which sought full permission for the erection of a new B8 storage and distribution building, the laying out of additional hardstanding for vehicle parking, the provision of fencing, associated drainage features and landscaping of the site. The proposal would function as an extension of the premises and operation of the existing storage and distribution business of the site.

It was noted that the application had been called in to Planning Committee as it was a full application which fell within the category of major development (floor space of 1,000 square metres or more). It was therefore required to come to Planning Committee for determination, in accordance with the Council's Constitution.

The application site was primarily agricultural land located immediately to the north of the Masters storage and distribution site, just outside the development envelope of Stretham. It was accessed directly from the A10 and that access formed part of the application site. Pairs of semi-detached dwellings were opposite the Masters site and there were other residential dwellings and Hill Farm to the south of the site. Further to the south a public

footpath ran east-west along the brow of the hill and on just over the brow of the hill on the east side of the A10 was a Grade II listed windmill.

A number of illustrations were displayed at the meeting, including a map of the location and aerial photographs indicating the network of footpaths around the village, and the application site outlined in red. 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 in, and around the site.

The main considerations in the determination of the application were:

- Principle of development;
- Visual amenity;
- Residential amenity;
- Highway safety and parking;
- Ecology; and
- Drainage.

With regard to the principle of development, Members noted that Planning Policy GROWTH 2 generally focused new development within development envelopes rather than the countryside. However, the policy stated that there were some circumstances in which development may be acceptable in the countryside. One such circumstance was where development was for the extension of existing businesses, which was regulated by Policy EMP 2; paragraph 7.2.2 of the Officer's report set out the supporting text and the relevant wording of the policy. It was considered that the proposed development complied with Policy EMP 2 and was therefore acceptable in principle.

The proposed development would extend the site out into the open countryside and involve the erection of an additional large building and the provision of HGV parking to the north of the building. The applicant had commissioned a Landscape Visual Impact Assessment (LVIA) to assess the quality of the existing landscape and the potential impact of the proposed development.

The site and the surrounding areas were assessed to be of a low to medium quality and sensitivity. The Assessment stated that the immediate impact of the proposal would be 'slight adverse' in the short term, and 'neutral or slightly beneficial' in the long term.

Officers considered that more could be done to enhance the overall visual impact of the site. Paragraph 7.3.3 of the Officer's report had stated that amongst other landscaping measures, the creation of a new landscaping belt along the frontage of the existing site was possible. However, since publication of the report, the applicant's agent had informed the Planning Officer that due to a covenant on the existing site, only more limited hedgerow planting and not a wider belt would be possible. It could take the form of trees and the applicant committed to additional width along the frontage of the new site, additional hedge planting and hedgerow trees on the existing frontage, and control of the external lighting. The Update Document, circulated to Members in advance of the meeting, set out the amendments to Conditions 1, 4 and 5 to take account of this.

It was considered that there would be a neutral impact on the Listed Windmill, and with mitigation, the proposed development would have an acceptable visual impact.

In terms of residential amenity, the proposed building and new HGV parking area was at the northern end of the site, further away from residential neighbours. There would not be any impact on neighbouring amenity from the built form. Although the use of the site would be intensified, the location of the building and the new parking area would be further from the neighbours and there would be no significant additional vehicle movements. It was therefore considered that the proposed development was acceptable in terms of its impact on residential amenity in accordance with Policies ENV2 and ENV9 of the Local Plan 2015.

Turning next to highway safety and parking, it was noted that a Transport Statement had been submitted with the application and this had been considered by the County Council Transport Team. It was considered that the development would not lead to a significant increase in vehicle movements and the existing access was adequate to serve the development. However, gates would be widened to improve the passing of HGVs close to the access. The application had demonstrated adequate parking and turning for cars and HGVs within the site, and additional car parking would be provided in place of the existing HGV parking on the frontage. It was therefore considered that the proposed development was acceptable in terms of highway safety and parking in accordance with Policies ENV2, COM7 and COM8 of the Local Plan 2015.

The Committee noted that an Ecological Appraisal had been carried out and the site was judged to be of very low ecological value. It was considered that the proposal would not result in harm to ecology; additional planting belts and native hedging would enhance biodiversity.

The application site was located in Flood Zone 1 and was therefore considered to be at the lowest risk of flooding. As the development would result in a significant proportion of hard standing on the site, it would have the potential to increase the run-off rates of surface water. Following consultation with the Lead Local Flood Authority (LLFA) the applicant had provided additional information including drainage calculations in respect of the drainage features, redesigned the proposed swale and provided further justification of

the SuDs strategy and the need for a pump in the loading bay. The LLFA, having considered this information, was now satisfied that an adequate level of drainage infrastructure could be achieved; it requested a full drainage strategy be required by condition.

It was therefore considered that the proposed scheme was acceptable and in accordance with Policy ENV8 of the Local Plan 2015.

The Planning Consultant concluded his presentation by saying that the proposed development was acceptable in principle under the provisions of Policy EMP2 and it accorded with other relevant policy requirements. It was therefore recommended for approval.

At the invitation of the Chairman, Mr Ian Smith, agent, addressed the Committee; he was accompanied by Mr Paul Upton, Managing Director, Masters. Mr Smith made the following points:

‘Good afternoon, my name is Ian Smith, I am a Director of Cheffins and thank you for the opportunity to address Committee today. I am responsible for the submission of this application on behalf of Masters of Stretham and I am joined today (on-line) by Mr Paul Upton who is the Managing Director of Masters and a shareholder, and is able to answer any questions about the business, its current activities and its growth aspirations.

Many of you will have seen this site when driving along the A10 but may not know a lot about what goes on. Masters has been in Stretham for about 16 years with the company originally renting and occupying a single former farm building and occupying the whole since 2010 and now owning the whole site. The business employs 30 FT staff and about 20 agency staff at present.

However today, this is an important local business providing third party logistics to a number of local business in the area. In recent years the business has grown and now hosts some fairly significant contracts with major PLCs such as British Sugar. Quite simply, the business has outgrown its premises and it needs to expand physically if it's to grow and remain in this area. Satellite sites have been tried but do not work well for logistics operations and it is notable that there is currently an historic low vacancy rate for warehouses in the area.

There are three existing warehouse buildings on site and a fourth similar sized building is now proposed together with associated parking, new office accommodation and drainage and landscaping works.

It is fully set out in your Officers report and while there are a number of local plan policy considerations (traffic, landscape, drainage, biodiversity and so forth) I think the key policy is EMP2. Under EMP 2 the Council has a key aim of encouraging business growth especially indigenous businesses and the

policy accepts that cases will inevitably involve existing sites in countryside locations such as this.

EMP 2 also sets out four factors to be considered – character and appearance of the area, being in scale with the location, extension being for an existing business, and protecting residential amenity. All of those aspects are considered in detail in the report and the scheme has been assessed as being in compliance with those criteria. We should acknowledge that, during consideration, various scheme amendments have been introduced to meet specific concerns raised – particularly in relation to landscape and amenity impacts.

In conclusion I would say that:

- This is a long-established local business, which serves other local business in the area. It operates in an economically buoyant sector and has ambitions to grow. It very much wishes to remain at Stretham where many of its staff live;*
- The Councils Jobs Growth Strategy recognises the importance of the distribution industry and this area remains one of high demand for this sector;*
- A scheme has been carefully designed to minimise impacts – it is on the north side of the existing site, further away from existing houses on the east side of the A10 and the existing HGV parking will be located further away;*
- A strong landscape structure has been proposed which will help to soften views of the complex, as it matures. Building heights and materials will match the existing structures;*
- Modest additional traffic will be generated (6 peak hour trips) and the Highway Authority has endorsed this application.*

It is a suitable proposal for the site and we would therefore ask Members to support the recommendation and grant planning permission.'

Councillor Jones thought the proposal to be quite a sizeable investment and he asked about the figures relating to the extra traffic movements. He wondered if the warehousing was just for storage rather than for trying to increase capacity. Mr Smith advised that the traffic movements were derived from the floor space rather than being specifically related to operational capacity. Mr Upton added that Masters was not a modern technological company and the figures were generated from the number of pallets coming and going out of the warehouse. There was a need for this extra space in order to meet the demands of their customers. The numbers related to shipping in were estimated and stock was held for as little or as long as was needed, until it was despatched. He did not dream of having many more lorries; he simply wished to expand the warehouse so he could fulfil his customers' needs.

Councillor Stubbs wished to know more about the jobs creation, having noted that Mr Smith had said there was the potential to create a further 8

jobs. Mr Upton said that he wished to grow the number of staff within the warehouse team. The logistics industry was lacking in younger people and he had tried to stimulate interest in the local schools. He would like to see local youngsters come and have a look at the operation in the hope that they might become interested in pursuing a career in logistics. The company could train and educate, and bring them on. Councillor Stubbs then spoke of apprenticeships, saying that in the light of the Covid pandemic there would likely be youngsters who had maybe lost out on the opportunity of an apprenticeship. She could see a definite need and with the Government saying it was going to put money into apprenticeships, this could be a means of bringing young people into the business. Mr Upton said he would love to take up on this.

Councillor Trapp applauded the idea of more local business and said it was great that Masters was expanding. He then asked about the vehicle movements; from the site plan, it appeared to him that they exited to the left onto the A10 and entered the site from the south and he wondered if the vehicles piled up. Mr Upton replied that there was not a massive amount of movement but they tended to be busier in the morning because of the pallet line business. There was no stacking and vehicles came in from both directions; it very much depended on where they were coming from and what was required on a particular day.

The Planning Consultant said he could provide reassurance in respect of Councillor Jones' questions. Rather than relying wholly on the TRICS calculation, the submitted Transport Statement contained a survey which was used to predict the existing traffic movements in and out of the site. This added a level of robustness to the survey over and above what would have usually been done.

The Chairman had a couple of questions. He asked Mr Upton if trees were to be planted along the north edge of the site, to which Mr Upton replied that they were, so that eventually people would see a line of trees rather than a line of HGVs. The Chairman then said that during the course of the application, someone had suggested there should be a sign warning people of vehicles approaching from the northbound carriageway. He asked if Mr Upton would be prepared to discuss this with the Case Officer and the Local Highway Authority. Mr Upton said he would welcome this measure, as would his drivers, and he would pick up the costs of providing the sign.

It was noted that the two objections to the proposal were from people living on the other side of the road, down towards the roundabout looking towards the HGVs.

Councillor Trapp commended the Planning Consultant for the 'photo site visit' during his presentation, saying he had found it very useful.

Councillors C Ambrose Smith, Jones and Wilson each expressed their support for the application.

It was duly proposed by Councillor C Ambrose Smith and seconded by Councillor Jones that the Officer's recommendation for approval be supported. When put to the vote,

It was resolved unanimously:

That planning application reference 19/01323/FUM be APPROVED subject to the recommended conditions as set out in the Officer's report, and the amendments to Conditions 1, 4 and 5, as detailed on the update sheet provided to Councillors.

17. 19/01721/VARM- CAR PARK, HILL SIDE MILL, QUARRY LANE, SWAFFHAM BULBECK

Emma Barral, Planning Officer, presented a report (reference V26, previously circulated) which sought to vary Condition 1 (approved plans) of the previously approved 17/01231/FUM for the construction of 19 dwellings with associated parking and amenity space and retention of existing offices on site.

It was noted that LPA Reference 17/01231/FUM was approved on 18th January 2018. This Section 73 application sought to vary Condition 1 attached to the extant planning permission to amend the approved layout and dwelling types to a scheme of 18 semi-detached residential dwellings.

The amended plans related only to the amended layout, design, dwelling mix and number of houses proposed within the application site. The amended layout was to address previous concerns raised by the Highways Authority during the course of the previous application.

The application was proposing a shortfall of on-site provision for affordable housing against the requirement for 40% affordable housing in the south of the District under Policy HOU3 of the Local Plan 2015. Given this departure from policy, the application was to be determined by Members at the Planning Committee.

The site was partially within the Cambridge Green Belt, with the existing office building fully within the Green Belt and the proposed 18 dwellings all outside of it. The site was located adjacent to the T-junction of Quarry Lane and Swaffham Heath Road, approximately half way between two sections of the village that were within the village framework. A public footpath came to the south west corner of the site.

A number of illustrations were displayed at the meeting, including a map, an aerial view of the site, a locational map indicating the position of the site within the Green Belt, photographs giving views of the site from the public highway, and the layout of the previous approval.

The Planning Officer reminded Members that the latest date the development could be commenced was 18th January 2021. Members were then

shown a slide of the elevations for the previous scheme, computer generated images of the proposed scheme and the variation to the layout.

It was noted that the proposed dwellings were to be constructed using off-site manufacturing technology. The application proposed a total of 4 affordable housing units on the site, which equated to 22%, with 2 dwellings as affordable rent and 2 as shared ownership. Because of the way in which the dwellings were manufactured, they would be manufactured as pairs of semi-detached units. It was not possible to produce a single unit and as such, it would be difficult to deliver 5 affordable dwellings on the site. It was therefore proposed to make a financial contribution to provide an additional affordable unit off-site. The advantage of this kind of modern dwelling was that the build rate and delivery was much quicker.

Speaking of the layout changes, the Planning Officer said that Plots 11 – 14 would be pushed forward to emphasise the corner. The new internal road would serve as an access to the commercial building and plots 7 – 14. There would be two new accesses to serve Plots 1 – 6, to allow space for turning and manoeuvring and Plots 15 – 18 would have a single access point off Swaffham Heath Road.

A side façade had been developed on the Plot 1 elevations facing south and the Plots 7 – 10 elevations facing Swaffham Heath Road to break up the brick façade facing the public highway.

The main considerations in the determination of this application were:

- The principle of development;
- Green Belt;
- Visual amenity;
- Residential amenity;
- Highways and parking;
- Affordable housing and housing mix; and
- Other matters.

The principle of development was established under application 17/01231/FUM. There had been no change in circumstances on site or to the relevant policy considerations, and the proposal was therefore considered to be acceptable in principle.

Policy ENV10 of the Local Plan 2015 required that development permitted adjacent to the Green Belt would ensure there would be no adverse impacts on the purposes of Green belt. As all the dwellings were outside the Green Belt, the amended scheme was not considered to constitute

development that would significantly impact on the openness of the Green Belt, and therefore complied with Policy ENV10.

With regard to visual amenity, the scheme proposed dwellings reaching a maximum height of 9.8 metres; this was slightly taller than those previously approved at a maximum height of 8.5 metres. While the difference in height was noted, it was not considered to result in an unacceptable degree of harm to the character and appearance of the site and the surrounding area together with the other changes proposed. It was considered that the amendments in relation to layout, design, dwelling mix and number of houses would be of a very high quality. Officers believed that the benefits of the design outweighed the concerns outlined through the previous application relating to density and the creation of an urban built frontage.

It was considered that there would be no detrimental impact from the completed dwellings. The siting of the properties and the proposed fenestration pattern would ensure that there was no unacceptable overlooking or overbearing impact to residential amenity. The existing office building on site was not expected to create any undue disturbance to the potential future residents and any unexpected noise issues could be covered under Environmental Health legislation.

In respect of highways and parking, it was noted that the access to the office and parking remained in the same position as previously approved. The amended layout of the scheme was discussed extensively with County Highways following which, it was considered that the amendments were enough to overcome their objections, as sufficient space would be provided for turning and manoeuvring. The 19 office parking spaces could be used by visitors.

The Planning Officer reminded the Committee that the total amount of housing on the site had been reduced from 19 to 18 dwellings. The previous application had proposed a total of 8 affordable dwellings out of 19, which equated to 42%. Policy HOU3 of the Local Plan 2015 required at least 40% affordable housing.

Following the withdrawal of the emerging Local Plan, a Viability Assessment was published in April 2019 to consider the appropriate level of affordable housing which should be provided in different areas across the District. The report recommended that the appropriate and viable level of affordable housing for the southern part of the District (which included Swaffham Bulbeck) should be set at 30%.

This current application proposed 4 affordable dwellings on site, (equating to 22%) with a financial contribution to provide an affordable dwelling off-site, which would ensure the required level of 30%. This had been discussed and agreed with the Housing Officer.

With regard to other matters, the Planning Officer said that an updated Ecological Impact Assessment had been undertaken to support the amended layout and had been submitted with this application.

The site was located in Flood Zone 1 and the LLFA were satisfied with the ability of the previous proposal to control foul and surface water with relevant conditions added to the decision notice and a Drainage Strategy Plan and Drainage Strategy Report had been submitted as part of this application. It was considered that the proposal would have no detrimental impact upon water flow in the local area.

Conditions would be imposed in respect of hard and soft landscaping.

In connection with educational requirements, the current application and the revised Section 106 would need to ensure that contributions related to the loss of one dwelling on the application site as well as the amended affordable housing provision.

The Planning Officer concluded her presentation by saying that the contemporary design would provide a strong architectural statement to the local area, which would dramatically change the current character. However, the overall design was considered to enhance the local area. The application was therefore recommended for approval, subject to the recommended conditions and a revised Section 106 Agreement to secure the off-site affordable housing contribution.

At the invitation of the Chairman, Mr George Ballard addressed the Committee and made the following comments:

I speak as Chair of the Swaffham Bulbeck Community Land Trust.

My objection is to the reduction of the affordable housing units on the site from the required 5 to 4, reducing the proportion of affordable units to 22% not the minimum of 30%, and commuting this loss by way of an off-site contribution in a financial sum "to provide an additional affordable unit". It does not provide this at all for Swaffham Bulbeck, the funds go to ECDC for distribution elsewhere and not necessarily for affordable housing.

The justification is that a mix of market and affordable as semi-detached dwellings may be impractical.

The impracticality is not I understand for the developer, but for the Housing Association which has been identified as the future owner/manager of the dwellings. The Planning Officer has accepted this supposition of impracticality without testing it.

The Developers, both the present and the original applicants for permission granted for this site, as well as ECDC, have been made aware that the village has already formed a CLT, and that that CLT is ready and willing to work with the developers to secure affordable housing units and to take on ownership and management of them, and to incorporate that into the management of the affordable units planned for the development on the adjacent sites on either side of Heath Road and Quarry Lane Swaffham Bulbeck. Our willingness to do this has not been tested.

There is no impracticality to the mix of market and affordable as semi-detached dwellings.

The CLT has received urgent enquires from 14 young families currently living/working in Swaffham Bulbeck as to what affordable housing is likely to be available and when. Others have expressed interest: there is a real and pressing need for this housing. It is of no help to these people, members of our community, to say that one of the affordable homes that could have been theirs has been lost by way of an off-site contribution in a financial sum to ECDC. They cannot live in that. One affordable home has been lost because it will be off-site.

The Committee should not accept the reduction in affordable homes proposed and should consider making it a condition of the Permission sought that the developer works with the CLT to deliver the correct proportion of affordable homes on this site.'

Councillor Wilson asked if the management of the fifth affordable home being off-site would cause problems for the CLT. Mr Ballard replied that it would not; the CLT was willing and ready to take it on and he had already checked the financial side of things and could access the funds to take on the property.

At the invitation of the Chairman, Mr Andrew Black, agent, addressed the Committee and made the following remarks:

My name is Andrew Black, I am agent for the application and speak in support of the proposals.

The proposals in front of you for consideration today represent an amendment of an application previously approved by you. My client, Woolensbrook Developments, purchased the site with the benefit of the planning permission already in place and has worked with your officers, residents and other stakeholders to develop a scheme which overcomes the considerable issues with deliverability associated with the previous scheme. The scheme has been reduced from 19 to 18 units in order to resolve some of the deliverability issues and create a scheme which we feel is more suited to the area.

Woolensbrook Developments will develop homes on the site using an innovative 'off-site' manufacturing process which is well established in their business in mainland Europe. Not only is the scheme now viable, the homes will be completed considerably quicker than those through traditional building methods. Woolensbrook has already entered into a formal agreement with Longhurst Housing Association who are a local provider with an excellent reputation. They are very interested in how the off-site manufacture process can be used to speed up affordable housing delivery for their product in the region.

Other considerable benefits from the new scheme in comparison to the previously approved scheme include:

- *Provision of separate access for office and residential*
- *Revision of car parking from rear parking courts to on-plot parking – reducing the prospect of residents parking on the main roads to the front of houses.*
- *Larger residential gardens as a result*
- *Resolution of technical issues including drainage.*
- *Longhurst Housing Association*

Woolensbrook Developments is committed to the immediate delivery of these homes, along with the associated benefits, and approval of this application will enable construction to begin immediately. Woolensbrook is committed to developing more houses across East Cambridgeshire and the wider region using this exciting new technology and are actively pursuing a number of other local opportunities. The team therefore look forward to continuing the relationship with the council on other similar opportunities as the business grows.

We are grateful for the support of your planning officers throughout the determination process of this application and your support of this application is welcomed.'

A number of Members asked questions of Mr Black.

The Chairman wished to know why there had been a delay, given that planning permission had been given in January 2018. Mr Black explained that the consent had been obtained by the previous owners who then disposed of the site on the open market. His client bought the site, but there were legal matters and a period of due diligence looking at the housing. He and his client had worked with Officers; there were issues regarding ownership to be resolved as the red line boundary did not tally with what was owned, and there were some issues regarding drainage to be properly looked at.

Councillor Trapp noted that the Trees Officer had said there would be difficulty of having trees on the site because he considered that Cypresses were the only ones that could live there at the moment. He asked if Mr Black had considered this, to which Mr Black replied that this had been looked at very carefully. An Arboricultural Assessment had been produced as part of the application and it indicated that the proposed landscaping was viable. However, if Members wished to add an additional condition, he would be happy to submit additional information to demonstrate that there would be no impact on the existing trees.

Councillor Trapp next asked why the access for Plots 15 – 18 was on Heath Road and not Quarry Lane, as the former had a hill on the other side of it and was a dangerous T-junction. Mr Black said he had worked with Highways and Officers to ensure the access was acceptable and it had been approved by them.

Councillor Stubbs recalled that the Chairman of the CLT had said the CLT had requested to manage the affordable homes. As the CLT would have been happy to take them on, she asked Mr Black why this had not been considered. He advised that deliverability was the main priority and a relationship had been built over a significant period of time with Longhurst Group, including discussions over the design and details of the affordable units and it was a contractual commitment. They were happy to move forward and he had not been approached by the CLT.

Councillor Stubbs continued, saying she did not see why these properties were so special; they were just homes. Mr Black replied that they were not traditional houses, the difference being that they were manufactured off-site. There had been much work carried out alongside Longhurst to ensure they were happy, he was keen that it should continue and there was a limited time span in which to achieve it.

Councillor Wilson suggested that the fifth affordable dwelling could be managed by the local CLT so that a local person could live in the house. Mr Black responded, saying that this was not currently in their plans or what had been looked at. He reiterated that the houses were manufactured as semi-detached units and could not be manufactured as individual units. Also the internal fit out was different between the market and affordable units. Councillor Wilson went on to say he felt the financial contribution should be used on the local housing development, so that Swaffham Bulbeck had the benefit of it. Mr Black said he appreciated the point, and if Members had a strong desire, he could take this away and have further discussions to see if it would be a viable prospect to use the money to work with the CLT to deliver a house on the site.

In response to a question from Councillor Jones about how the affordable houses were constructed differently, Mr Black replied that they were minor points such as the layout within the units and room sizes, all things required by the Longhurst Group as the landlord. The quality of the construction was no different to those of the other properties.

Councillor Trapp said that although Mr Black had mentioned there was no contract with the CLT, he recalled the application coming to the Parish Council meeting and somebody had given a presentation. Mr Ballard had exchanged his email address with that person; Mr Black replied that it had not been him.

At the invitation of the Chairman, Councillor Charlotte Cane, a Ward Member for Bottisham, addressed the Committee and made the following points:

'The principle of development on this site has already been established when planning permission was given for 19 dwellings. I am therefore not going to address any concerns relating to that.'

I have met with the developers and find the idea of building with off-site manufacturing technology genuinely exciting. It would appear to offer a

sustainable way of providing high quality housing, and I look forward to watching the scheme develop.

I have two major concerns, about affordable housing and the height of some dwellings, a concern about the proposed conditions, about site hours and a concern about the revised S106 agreement.

The proposal to have just 4 affordable dwellings – 22% - on site, rather than the 5 which would be required under the 30% rule, should not be accepted. I understand that the developer would pay a commuted sum, but this would not provide for the established needs in the village. The CLT and the Parish Council are aware of 14 households who live or work in Swaffham Bulbeck who need affordable housing. As it is a village, opportunities to build are limited and the District Council cannot afford to reduce the affordable housing on any developments within the village. We really need to get the best out of the scheme. As the paper says, the proposed manager of the affordable dwellings does not want to manage split tenure on a semi-detached property. However, there is a CLT in Swaffham Bulbeck which has stated that it would like to manage the affordable houses, and would be happy for this to include a split tenure semi-detached. A further option could be for the District Council to consider a contribution, from its commuted sums reserves or from CPCA funds for affordable housing, to allow 6 affordable dwellings on the site and therefore no split tenure semi-detached. It is worth noting that the original Planning Permission for 19 dwellings included 8 affordable dwellings. In addition to the quantity of affordable homes, I am disappointed at the suggestion of a 50:50 split between rented and intermediate. Our Council's policy is for 77:23 rented: intermediate, which would better reflect the needs in Swaffham Bulbeck. There should therefore be just 1 intermediate affordable dwelling and the rest should be for rent.

We heard from Mr Black that he was willing to discuss the fifth dwelling with the CLT. As an aside, it does raise questions about our processes at East Cambs and it was slightly disappointing to hear that the developer was unaware of the CLT until fairly recently. However, we do have a bit of time and I would like to see the developer consulting with the CLT regarding the dwelling that Longhurst doesn't wish to manage.

Since the original application came forward, a CLT has been formed in Swaffham Bulbeck. This CLT is looking into potential sites in the village which would be suitable for the development of affordable homes. This revised application should be used as an opportunity to consider working with the local CLT to manage the affordable homes on the site.

The proposal is for some properties to be 9.8m high. This is high compared to existing properties in Swaffham Bulbeck. The height will be added to because this development is towards the highest point in the village. The development will therefore be visible from many areas of the village, including the conservation areas of The Denny and Commercial End. This visibility could be harmful to the setting of the many historic buildings in Commercial End, whose significance has been recognised by Planning Inspectors. I recognise that the construction method means that the height can't be adjusted and

would therefore ask for additional mitigation in terms of landscaping and finishing details, eg different coloured bricks, false windows.

It is proposed that site works be restricted to 7.30-18.00 Mon-Fri and 7.30-13.00 on Saturday, with no works on Sunday and Bank Holidays. In the original permission, site works could not start before 8.00am. This is a residential area and starting as early as 7.30 could cause disturbance to neighbours. I should therefore like this restriction to be adjusted so that works cannot start before 8.00am.

The initial S106 Agreement required that no more than 6 of the market value homes could be occupied before all the affordable dwellings had been built, made ready for occupation and ownership passed to the Affordable Housing Provider. I should like the Committee to request that this clause remains in the revised S106 Agreement.'

The Planning Officer responded to a number of the comments from Members. She advised that the fifth dwelling could be delivered in the village and a contribution would be sought, as set out in her report. She acknowledged Councillor Cane's concerns regarding the height of the dwellings, but said this had been carefully considered in respect of the listed building. The access to Plots 15 – 18 had been discussed with County Highways, after which they had removed their objections.

Councillor D Ambrose Smith said he was excited by the scheme and asked if it met the national design standards. The Planning Officer confirmed that Plots 15 – 18 were now a bit bigger and they did comply with the standards.

Councillor Trapp wished to know about the proximity of the car parking to the houses and if they could have charging points. It seemed to him that Plots 15 – 18 were adjacent, but 8 – 14 were much further away. The Planning Officer advised that some parking was provided to the rear of the properties, other spaces were further away and the remainder were close to the properties in tandem.

Councillor Trapp repeated his concern regarding the dangerous junction and the Planning Officer reiterated that the access was one of the changes to the scheme, and Highways had no objection to it.

Councillor C Ambrose Smith, referring to the mention of a warning sign in the last agenda item, asked if the Parish Council could ask for something similar in this application and Mr Black confirmed that he would be happy to enter into discussions if required. She then said that she had been part of the Committee for the previous application and she considered this one to be better. She was excited by the concept. Although the loss of an affordable house was a shame, much work had gone into the application and she thought it too late in the day to alter too much; she would support approval of the proposal.

Councillor Jones declared himself to be of a similar mind. He liked Councillor Cane's idea of using the funds to get 6 units on the site, and he too would support the recommendation.

Councillor Wilson said they could not just accept the loss of affordable housing, especially when there were supposed to be 8 dwellings. He believed the money available should be put towards a house in Swaffham Bulbeck and the CLT permitted to manage it.

The Planning Manager reminded Members that they could not dictate what the £142k was to be used for in terms of which provider would manage the affordable housing as this would be unreasonable; they had to consider the application as it was before them today, with the majority on site and an off-site contribution. The developer was happy to discuss the matter and Members would be kept updated, but she could not guarantee that the property would go to the CLT.

Councillor Wilson said a S106 was needed and as this had not been signed or completed, discussions could be had between the agent and CLT in relation to the fifth affordable house.

Councillor Downey said he was dispirited by the loss of affordable housing, as the reduction in numbers from 8 down to 4 was bad and should not be encouraged. He was also unhappy that the Authority could not dictate that the fifth house should be on the site. Whilst he was happy that there would be further discussion, there was no guarantee and he was therefore minded not to support the recommendation.

Councillor Trapp believed modular building to be a great idea and he was sure the developer wanted it to be a success, but nonetheless he felt that something was missing. The loss of affordable housing was terrible and he did not see why 6 affordable houses could not be built on-site.

Councillor C Ambrose Smith responded by saying that the developer had given a clear explanation and it was acceptable to her. She was disappointed at losing some affordable housing, but if the application was refused, all of it would be lost.

Councillor D Ambrose Smith asked the Planning Manager if it would be possible for ECDC and the developer, or the developer alone, to approach the Combined Authority to assist in meeting the 30% affordable housing. She replied that the Combined Authority money was outside our remit, but she would flag it up and was happy to have discussions.

Councillor Trapp stated that the loss of affordable housing was a concern and the developer could build the other scheme they had permission for.

Councillor Jones asked if it would be possible to extend the time limit. The Planning Manager advised that the variation could not be used for this; it was not within the Authority's gift.

Councillor Downey suggested that as the current permission expired in January 2021, the applicant could always wait and then submit another application.

The Planning Manager reminded Members that the proposal was outside the development envelope and the Council had a 5 year supply of land for housing. In the light of this, should another application be submitted when there was no extant permission on site, it would likely be recommended for refusal. The Committee had to look at the application as it was before them today. The agent was happy to have further discussions, but if Members were so minded, they could defer determination and have the case brought back after those discussions.

Councillor Wilson expressed his confidence in the Officers, adding that the Section 106 Agreement had not yet been signed and was therefore still up for negotiation.

It was proposed by Councillor Wilson and seconded by the Chairman that the Officer's recommendation for approval be supported and a report be brought back to the Committee on the outcome of the discussions regarding the S106 Agreement in respect of affordable housing.

When put to the vote, the motion was declared carried, there being 8 votes for, 2 votes against and 1 abstention. Whereupon,

It was resolved:

That planning application 19/01721/VARM be APPROVED subject to the signing of the S106 Agreement and the recommended conditions as set out in the Officer's report, with authority being delegated to the Planning Manager and Legal Services Manager to complete the S106 and to issue the planning permission.

It was further resolved:

That a report be brought back to the Committee on the outcome of the discussions regarding the S106 Agreement in respect of affordable housing.

There was a short comfort break between 3.05pm and 3.15pm.

At this point, and at the request of the Chairman, the Legal Services Manager addressed the Committee. Agenda items 7 and 8 were Councillor Victoria Charlesworth's applications and there was a procedure under the Council's Constitution in respect of Members making planning applications. Councillor Charlesworth had engaged an agent to act for her and she had not taken part in any discussions. The Legal Services Manager was satisfied that Councillor Charlesworth had complied with everything required of her.

18. 20/00214/FUL – CROSS GREEN HOUSE, CROSS GREEN, SOHAM

Rachael Forbes, Planning Officer, presented a report (reference V27, previously circulated) which sought permission for the conversion of a Grade II listed stable and coach house within the curtilage of Cross Green House, a former vicarage prominently located within the Soham Conservation Area.

The site was situated within the development envelope of Soham with the surrounding area comprising a mixture of residential and commercial properties.

As previously stated by the Legal Services Manager, this application had been made by a District Councillor and had therefore come to Planning Committee in accordance with the Council's Constitution.

A number of illustrations were displayed at the meeting including a map of the location, aerial views of the application site and its wider setting, the elevations of both the existing buildings and the proposed conversion. There were also floor plans, photographs of the street scene and photographs taken from within the site.

It was noted that the main dwelling, stables, and coach house were all individually listed buildings, with the stables and coach house listed for group value.

The main considerations in the determination of this application were:

- Principle of development;
- Historic environment and visual amenity;
- Residential amenity; and
- Other matters.

With regard to the principle of development, the Planning Officer said there was no specific policy relating to residential annexes; applications of this type were assessed on their functional link to the main dwelling. The building proposed for conversion was a Grade II Listed stables and coach house currently used for storage. The proposal would largely use existing openings, with one new roof light proposed. The level of accommodation would allow the occupant to be somewhat independent of the main dwelling, with the parking and garden being shared.

A condition was recommended to ensure that the annexe was linked to the host dwelling as ancillary accommodation to the existing residential use of the property. This would prevent the annexe being subdivided into a new dwelling or separate unit, which would likely be considered unacceptable. As the proposal was not tantamount to a new dwelling, it was supported in principle.

At this point, Councillor Schumann interjected to say that on one of the earlier slides, the map showed where he lived in White Hart Lane. Whilst not declaring a personal interest, he wished to make the Committee and public aware of this.

Members noted that the proposal originally contained six roof lights on the south roof pitch and a balcony to the east gable. However, the application was amended following comments from the Conservation Officer, removing all but one of the proposed roof lights and the balcony. The latter was replaced with a glass door and glass balustrade. Following these amendments, the Conservation Officer had no further objections, subject to conditions for roof light details and joinery details.

Turning next to residential amenity, the Planning Officer said that all windows and doors, with the exception of two, would face into the site towards Cross Green House. The window on the Paddock Street elevation was a glazed screen and served a non-habitable room and the glazed doors on the eastern elevation would not directly face the dwellings on Paddock Street.

The building was not being enlarged and would not result in any overbearing or overshadowing; the proposal was therefore considered to comply with Policy ENV2.

In connection with other matters, it was noted that the LHA had no objections to the proposal but had commented that the Local Planning Authority should ensure that there was sufficient parking and turning for both properties. There was ample space for parking and turning on site, but as the proposal was for an annexe the applicant would not be expected to provide two parking spaces for the annexe.

The Planning Officer concluded her presentation by saying that the proposal complied with the Local Plan and the National Planning Policy Framework, and was therefore recommended for approval.

Councillor Jones said he was aware of the property; the stable was underused and he thought it would be good to have it brought back into use. Although he represented the same Ward as Councillor Charlesworth, he had no issues with the application and was happy to recommend it for approval.

The Chairman said he felt that as Councillor Jones had declared a personal interest in this item, this could be something of a sensitive matter and it might therefore be more diplomatic for him to propose approval.

Councillor C Ambrose Smith believed the scheme to be a sensible use of the buildings and said she could see no problems with it.

Councillor Trapp was of the same opinion; the proposal would not be extending the current building and he believed it would be a good way to get it back into use.

The Chairman agreed with Councillor Trapp, adding that there had been no objections from neighbours, the group value had been recorded and protected, and there had been no comment from Soham Town Council. He

was aware that considerable work had gone into the application by ECDC and the applicant, and commendable results had been achieved.

It was duly proposed by the Chairman and seconded by Councillor C Ambrose Smith that the Officer's recommendation for approval be supported.

When put to the vote,

It was resolved unanimously:

That planning application reference 20/00214/FUL be APPROVED subject to the recommended conditions as set out in the Officer's report.

19. 20/00215/LBC – CROSS GREEN HOUSE, CROSS GREEN, SOHAM

Rachael Forbes, Planning Officer, presented a report (reference V28, previously circulated) which sought Listed Building Consent for the conversion of a Grade II listed stable and coach house to an annexe. The application was being assessed alongside the previous agenda item (reference 20/00214/FUL).

The Chairman asked the Planning Officer if there was anything she wished to add or make reference to and she replied that the main considerations were the same as before. However, for this application she would read out the impact to the Listed Building:

'Paragraph 193 of the NPPF 2019 states that when considering the impact of a proposed development on the significance of designated heritage asset, great weight should be given to the asset's conservation.

Policy ENV12 of the East Cambridgeshire Local Plan states that proposals to extend, alter or change the use of a Listed Building will only be permitted where they would:

- *Preserve or enhance the significance of the building and not involve substantial or total loss of historic fabric;*
- *Be compatible with the character, architectural integrity and setting of the Listed Building*
- *Facilitate the long term preservation of the building.*

The Committee noted that the Conservation Officer had been consulted as part of the application, and following initial objections regarding roof lights and balcony, these elements had been removed from the proposal and his objections had now been overcome. He had, however, recommended conditions for details of the roof light to be used and details of the new windows and doors.

The Planning Officer concluded her presentation by saying that the proposal was not considered to result in harm to the listed building and it was considered to comply with Chapter 16 of the NPPF and Policy ENV12 of the Local Plan 2015. It was therefore recommended for approval.

The Chairman said he presumed a heritage roof light would be used; the Planning Officer replied that further details had been requested and this would come under the discharge of conditions.

There were no comments or questions from the Committee.

The Chairman said he would propose approval of the Officer's recommendation so that there could be no question of favouritism by any Members of the same political group as the applicant. He hoped that Councillor C Ambrose Smith would second the motion and she confirmed that she was content to do so.

When put to the vote,

It was resolved unanimously:

That planning application reference 20/00215/LBC be APPROVED subject to the recommended conditions as set out in the Officer's report.

20. 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 May 2020.

She commenced by saying that May had not been the Department's best month in terms of determination of applications on time. 100% of the major applications were normally determined within the timeframe, but for a number of applications where the officer was recommending refusal, agents were not prepared to accept and sign an extension of time. The targets for all other categories had, on the whole, been met.

The Planning Department had received a total of 134 applications during May, which represented a 27% decrease on May 2019 (183) and a 6% increase from April 2020 (127). There had not been so many ad hoc applications since 21st April 2020, when the Authority announced that it had a 5 year supply of land for housing. However, Officers had always been busy, and caseloads were now increasing

It was noted that the number of enforcement cases was starting to increase. Officers were once again going out on site and were receiving a number of reports about neighbours carrying out 'projects' during lockdown and they were now seeing new complaints being reported to the team.

The Chairman remarked that the Council had gone through a fairly difficult patch with Coronavirus. His experience was that Officers had been

exceptional and gone out of their way to make the procedure for Zoom meetings as simple as possible and he wished his thanks to be recorded.

Councillor Trapp expressed his appreciation for the additional site photographs and the Planning Manager said that they would continue going forward.

It was resolved:

That the Planning Performance Report for May 2020 be noted.

The meeting closed at 3:37pm.

MAIN CASE

Reference No: 20/00360/RMM

Proposal: Reserved Matters for appearance, landscaping, layout and scale for the construction of 258 dwellings and associated infrastructure following outline planning application 13/00785/ESO (Orchards Green Phase 3)

Site Address: Land North Of Cam Drive Ely Cambridgeshire

Applicant: Taylor Wimpey

Case Officer: Angela Briggs Planning Team Leader

Parish: Ely

Ward: Ely North

Ward Councillor/s: Simon Harries
Alison Whelan

Date Received: 9 March 2020

Expiry Date: 10th August 2020

[V49]

1.0 **RECOMMENDATION**

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

- 1 Approved Plans
- 2 Time Limit – Reserved Matters – 2 years
- 3 Sample materials
- 4 Soft and hard Landscaping implementation
- 5 Play equipment details
- 6 Tree protection
- 7 Biodiversity
- 8 Street furniture
- 9 Sample panel
- 10 Details of windows and doors
- 11 Landscape maintenance

2.0 **SUMMARY OF APPLICATION**

2.1 The application seeks 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. Access was approved as part of the outline planning permission. This is the second phase of development on the wider site as part of the Endurance Estates outline consent, although it is technically Phase 3, in accordance with the Phasing Plan, approved as part of the outline application. The site forms part of the wider North Ely scheme (Ref: 13/00785/ESO) for residential led development of up to 1,200 homes with associated employment and community uses (including a care home, extra care home), supporting infrastructure, and open space/landscaping, granted in June 2016, following completion of the S106 agreement.

- 2.2 The applicant intends to construct 258 dwellings, including 26 affordable dwellings (10%) in accordance with the S106 Legal Agreement. The application would also bring forward areas of open space, 2 toddler play areas, and cycle and pedestrian linkages beyond the site and along the new open space alongside the A10. The application is accompanied by a full suite of supporting documents and plans.
- 2.3 The applicant is required to comply with a number of conditions attached to the outline planning permission prior to commencing work on this site.
- 2.4 Amended plans have been received during the course of the application dealing with the internal road layout, to ensure that they meet the County's standards, which has resulted in minor alterations to the soft landscaping scheme. Also, amended plans were submitted to address drainage concerns from the LLFA, and to address concerns from the Council's Waste Management team. Further to this the plans have been amended to address concerns regarding noise impact for plots 116, 117, 128, 129, 130, 131, 132, 138, 139 and 140.
- 2.5 The application is based on a number of parameter plans and the relevant Design Codes approved as part of the outline planning permission. These address Land Use, Urban Design Framework (including building heights), Access, Landscape and Open Spaces, Play Provision and Density by Character Areas. The character areas that are relevant to this phase are Downham Meadow and Long Fen (known as the Green Edge alongside the A10)
- 2.6 The proposal has been the subject of extensive pre-application discussions over the past 18 months where Officers have worked with the developer to shape the scheme alongside the approved SPD and Design Codes documents. The pre-application scheme was based on 255 dwellings, which accords with the approved Design Code of 34 dwellings per hectare (dph) for this phase. The developer increased this by 3 dwellings to 258, to provide more smaller dwellings, giving it an overall density of 35dph. Furthermore, Taylor Wimpey presented the scheme to the Cambridgeshire Quality Design Panel on 2nd September 2019, where the design details of the proposal were discussed in depth and Members of the panel were able to debate on the scheme. The proposal received positive feedback from this meeting, which then informed their final design. The Quality Panel report is attached at appendix 2, for further reference. A Member's Briefing meeting was also held on 3rd October 2019 to give the opportunity for Taylor Wimpey to present their pre-application proposal to Councillors, followed by a Question and Answer session at the end. The pre-application proposal was generally well received by those who attended and specific questions were raised relating to parking provision,

and pedestrian/cycle connections to the wider area, including the Leisure complex off Downham Road.

2.7 The application is being considered alongside another reserved matters application for details of the new roundabout on the A10, which was approved as part of the outline consent and is required to be delivered as part of this phase of development, Ref: 20/00797/RMM, in accordance with condition 34 of the outline permission. This is a minor application and, in accordance with our Constitution, can be determined under delegated powers. At the time of writing, this is still pending consideration and awaiting consultee comments from the Local Highways Authority.

2.8 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.**

3.0 PLANNING HISTORY

3.1 The site has a lengthy planning history. The application made in 2011 refers to the site to the North of King's Avenue, to the East of this part of North Ely.

13/00785/ESO	Residential led development of up to 1,200 homes with associated employment and community uses (including care home or extra care home). Supporting infrastructure, and open space/landscaping on land to the west of Lynn Road in Ely.	Approved	26.11.2014
16/01794/RMM	Reserved Matters application for approval of details of access, appearance, scale, layout and landscaping for the construction of 199 dwellings, garages, roads, footpaths, cycleways, open spaces and associated infrastructure and other works in respect of Parcel A and B in Phase 1 of outline planning permission, 13/00785/OUM	Approved	07.09.2017
11/01077/ESO		Approved	18.06.2015

Residential development, a local centre comprising retail food store (A1), uses within Use Classes A1/2/3/4/5. D1 and business units (B1), primary school, pre-school nursery, playing fields, place of worship and/or community hall, together with open space, allotments, landscaping, highways, infrastructure and associated works (Land at High Flyer Farm, North of King's Avenue)

19/00702/MPO

To vary the S106 agreement to facilitate an early review on viability, increase the level of affordable housing on Phase 2 or 3, whichever is the later, with a further viability review at Phase 5, and to secure the early delivery of the A10 roundabout and associated infrastructure

Approved at
Committee
8th January
2020
Awaiting
completion

20/00797/RMM

New highway access from the A10 carriageway as detailed under condition 34 of 13/00785/ESO

Pending
Consideration

4.0 THE SITE AND ITS ENVIRONMENT

4.1 The site comprises of one parcel of land to the North of Cam Drive and is formally known as Phase 3 (in accordance with the approved phasing plan). Phase 3 is approximately 13.28 hectares (32.82 Acres). The site bounds the A10 to the West and the Phase 1 (Hopkins Homes) development to the East, and Cam Drive to the South. The site is relatively level although is slightly higher than Cam Drive and the A10. The site is currently vacant with existing soft landscaping features along the site boundaries. The wider area is characterised mainly by dwellings, along Cam Drive and the new dwellings under construction on Phase 1, together with a Primary School and a Care Home to the East of the site, both of which are now occupied. Phase 1 would also bring forward some commercial units and a community facility, which are still the subject of discussions between the LPA and the landowner.

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.

5.2 **Local Highways Authority – 27th April 2020**

Comments:

- The cycle link to the west doesn't join any highways or ECDC cycle infrastructure. It would be nice to join this site to the leisure centre. This is a LPA and S106 issue as I can't ask for it as the Highways Authority.
- We will not be adopting visitor parking spaces as part of the highway
- The footway / cycleway links by plots 1, 9 and 40 go over vehicle access points. This is potentially dangerous
- The cross road junction by the access with Cam Drive I don't like. If it has to stay the kerb line in the east side needs sorting and give way markings on either side need including
- I do not like the square corners on the bends in the road. These will just get parked on causing safety issues or become rubbish traps
- I do not want a grass verge on the first block as you come from Cam Drive on either side of the road. They are proposing a tandem parking arrangement which would likely mean that residents will just park on the grass rather than using their drives as it will be easier. Bad street scape, maintenance issues and potential safety hazard in this location as visibility of the accesses will be blocked
- The junction radii by plot 26 needs tightening
- The approach road to the roundabout on the north east side needs amending. This should taper in width not do what is shown (by plot 258)
- The access width of 4.3m by plot 72 should be 5m this is two narrow which goes for any other access I have missed e.g. leading to plots 1 or 13 or 138 or 248 or 253 etc.
- In this instance 5.5m for a shared use + 2x 0.5m maintenance strips will be acceptable as Nigel has already said so
- The road by plots 26 and 29 to 20 narrows to 5m for no reason why not continue this at 5.5m like the approach road and shared use area is joins?
- The roads should be constructed to CCC spec if proposed for adoption so cambered not hung

We do not adopt swales, ditches or areas of water attenuation so if the Highways Authority Surface Water is to be discharged in to the ditches etc. then these need to be adopted by ECDC the parish or Anglian Water only no third party maintenance companies will be accepted.

Further comments following amendments – 7th July 2020:

No objections in principle to this application or any further comments on the layout.

5.3 **Environmental Health – 14th July 2020**

I have read the Noise Impact Assessment produced by Cass Allen and dated 23rd December 2019.

We discussed this report back in March where I gave you my initial thoughts -

- The report advises that the acoustic bund has been approved and discharged already.
- It advises that all gardens will achieve target levels (50dB is the desired level but there is an upper limit of 55dB). Some gardens on the perimeter of the site will be above 50dB but below 55dB and so all external areas meet acceptable levels.
- With regard to internal sound levels the report finds that areas of the site will exceed target levels with a partially open window even if you do find the site necessary and desirable and relax the levels by 5dB. In some instances the exceedances is by as much as 6dB (bedroom on Plot 139). These exceedances are primarily at the perimeter of the site adjacent to the A10.

There is a lot of information on the portal but I've managed to locate the floor plans for Plot 139. Bedroom 2 appears to have dual aspect glazing whereas Bedroom 1 does not.

I've copied the justification paragraph from the NIA where they explain why they think this will be acceptable but essentially it goes against ECDC policy of an open window requirement -

“3.23 Whilst these exceedances are not ideal, they are acceptable in our view. The reasons for this are as follows:

- The ECDC proposed target criteria would not normally be achievable across a site located near a main road in our experience. We do not expect that the ECDC criteria will be achieved across the rest of the wider Ely North development.
- Good acoustic design has been adopted in the development layout. The development has been designed to minimise the noise levels external to habitable rooms. The design includes a significant noise bund to the A10 and a significant distance buffer between the dwellings and the surrounding roads.
- The design is therefore in-line with guidance given in ProPG Planning & Noise (May 2017), which states: Designing the site layout and the dwellings so that the internal target levels can be achieved with open windows in as many properties as possible demonstrates good acoustic design. Where it is not possible to meet internal target levels with windows open, internal noise levels can be assessed with windows closed, however any façade openings used to provide whole dwelling ventilation (e.g. trickle ventilators) should be assessed in the “open” position and, in this scenario, the internal LAeq target levels should not normally be exceeded.
- Where possible, habitable rooms have been located on facades facing away from the roads however there are still many habitable rooms facing the roads. There is always a conflict in these cases between the need to ensure good

acoustic design and the need to provide attractive and inclusive streetscapes and ergonomic building layouts. It would not normally be desirable or practicable to design developments to have no outward facing windows to habitable rooms.

- The predicted resultant noise levels at the 'worst case' facades would be rated as 'low' to 'medium' risk when assessed in accordance with the ProPG guidance (specifically Figure 1 in the ProPG main document). It is common to have habitable rooms with open windows on facades subject the 'Low' and 'Medium' risk noise levels.

3.24 The exceedances of the ECDC target levels for the partially open window scenario are therefore acceptable in our view, provided that the relevant internal BS8233 levels (refer Table 1) are complied with when windows are closed and background ventilators are open.”

Since our initial discussions of the highlighted section above we have worked with the applicant and the acoustician to change some of the housing types to address these problems.

Further comments following amendments – 8th July 2020:

No objections. The amended house types will offer better protection from the road noise so no further concerns.

5.4 **CCC Growth & Development** - No Comments Received

5.5 **Lead Local Flood Authority (LLFA)** - 23 March 2020

At present we object to the grant of planning permission for the following reasons:

1. Maintenance and management plan

The LLFA require submission of a full maintenance and management plan, which should cover both private areas and proposed adopted areas, and include details on adoption agreements. Please refer to section 5.18 of the Cambridgeshire Surface Water Guidance for Developers, for further information on this submission requirement. Appendix A includes an example plan.

2. Surcharging on the 1 in 1 year flood event

According to the Drainage System Modeling, surcharging will occur during a 1 in 1 year rainfall event. The drainage system should be designed under full pipe conditions to accept a 1 year design storm without surcharging above the pipe soffit on sites with average ground slopes of greater than 1%.

3. Pipe reference numbers on Engineering Layout drawing

Pipe reference numbers must also be included on the Engineering Layout Drawings, prepared by Taylor Wimpey, to ensure that the plan can be reviewed alongside the Micro drainage calculations.

4. Flooding exceedances plan

The Flooding exceedances plan, prepared by Taylor Wimpey, must be updated to include finished floor levels and the depth of flood water within each of the proposed

flooded areas. This is to ensure that there is no increase in flood risk to properties on or off site.

Pipe reference numbers must also be included on the Flooding exceedances plan, to ensure that the plan can be reviewed alongside the Micro Drainage calculations.

Further comments following amendments – 22nd June 2020:

We have reviewed the following documents:

- Addendum to Orchards Green - Phase 3 Surface Water Drainage Strategy, Taylor Wimpey East Anglia Limited, 22259-13. Dated: April 2020.
- Foul And Surface Water Drainage Statement, Taylor Wimpey East Anglia Limited, JD/2000/13. Dated: 30th January 2020.

Based on these, as Lead Local Flood Authority (LLFA) we have no objection in principle to this reserved matters application.

The above documents demonstrate that surface water from the proposed development can be managed through the use of permeable paving, swales and attenuation basins. Surface water will then be discharged from the site via two different outfalls into the existing ditches to the south of the site at a rate of 4 l/s and 9.5 l/s, which is equivalent to the existing greenfield runoff rates.

The LLFA is supportive of the use of permeable paving, swales and attenuation basins as in addition to controlling the rate of surface water leaving the site they also provide water quality treatment which is of particular importance when discharging into a watercourse.

Water quality has been adequately addressed when assessed against the Simple Index Approach outlined in the CIRIA SuDS Manual.

A maintenance plan has now been submitted, demonstrating that the permeable paving, attenuation basins and swales will be maintained by a private management company in line with the CIRIA SuDS Manual.

Please note that full details will still be required to address Condition 10 of 13/00785/ESO.

- 5.6 **ECDC Trees Team - 26 March 2020**
The landscaping proposals are acceptable, overall the species mix is acceptable and will enhance the development over time.
- 5.7 **Conservation Officer - 30 April 2020**
The application is accompanied by a heritage assessment which satisfies NPPF requirements. Given the location, separation distance and presence of surrounding development, no demonstrable heritage impacts have been identified.
- 5.8 **Environmental Health – Scientific Officer - 20 April 2020**
I have read the Phase 1 and 2 Desk Study and Site Environmental Report dated 16 January 2019 prepared by Geosphere Environmental and agree with the findings.

5.9 **Strategic Planning** - No Comments Received

5.10 **Housing Section** - 15 April 2020

The Strategic Housing Team supports the above application as it will deliver 10% affordable housing on site and will meet the required tenure of 70% rented and 30% Intermediate Housing in accordance with the approved s106 agreement.

The affordable housing mix proposed will meet the housing needs of those households in Ely as well as helping towards meeting the Councils overall Objectively Assessed Need for affordable housing.

5.11 **Parks and Open Space** - 12 May 2020

All seem good to me, a little hard looking on a small screen, but it did confirm I had looked at the plans a while back.

5.12 **Waste Strategy (ECDC)** - 30 March 2020

- There are a significant number of properties on private driveways which appear to be further than the maximum 30 metres as prescribed by the Waste Management Design Guide and the waste team would like to confirm that we may consider collecting from private roads if the whole area in question is built to an adopted standard, including suitable turning spaces and the Council is provided with an indemnity by the developers/owners.
- This is especially relevant to units 1 to 9, 41 to 50, 72 to 81, 115 to 121, 139 to 144, 243-247 & 253 to 258.
- If the developers are not prepared to build the roads to adoptable standards and indemnify the Council then all bags and bins will need to be brought to the adopted highway on collection day and all residents should be made aware of this during initial sales enquiries to avoid confusion when moving in.
- 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).
- Where a developer requires East Cambs District Council to collect waste and recycling from outside a new property and the road(s) are private and unadopted East Cambs District Council requires the developer to sign the developers indemnity agreement to mitigate against possible compensation claims. Vehicles will not enter onto private roads without agreement. Until the indemnity agreement is signed then the waste and recycling collections will be made from the point of where the road meets the adopted highway. The

developer also has the responsibility to ensure that the new property owners sign a home-owners indemnity agreement at completion of sale (if the road is to remain private). Once the road is adopted by the Highways Authority the indemnity agreement becomes null and void. For further information on collection distances crews will travel to collect waste and recycling please refer to the RECAP Waste Management Design Guide.

Further comments following amendments – 1st July 2020:

No objection.

5.13 **NHS England** - No Comments Received

5.14 **Environment Agency** - 6 April 2020

We have reviewed the Reserved Matters information submitted and have no comments to add.

5.15 **Natural England** - 19 March 2020

No Objection

Based on the plans submitted, Natural England considers that the proposed development will not have significant adverse impacts on statutorily protected nature conservation sites or landscapes.

5.16 **Design Out Crime Officers** - 20 March 2020

Thank you for the opportunity to comment in regards to the layout, landscaping and appearance on this large development. Having reviewed documents and drawings I have noted the comments regarding Secured by Design which I fully support and I consider that this development should fully support community and reduce vulnerability to crime. I would ask that the applicant consider a Secured by Design application as this development could achieve Secured by Gold accreditation. I would be pleased to work with them to achieve this.

5.17 **Cambs Wildlife Trust** - 30 April 2020

The ecological report covers all the relevant issues and meets the requirements of the planning conditions.

5.18 **Ely Cycle Campaign** - No Comments Received

5.19 **The Ely Group Of Internal Drainage Board** - No Comments Received

5.20 **City of Ely Council** - 1 April 2020

The City of Ely Council would support this application, subject to the placement of the toddler play area being located further away from the A10, as it is felt the intended location is much too close to the A10.

5.21 **Ward Councillors** - No Comments Received

5.22 **Consultee For Other Wards In Parish - No Comments Received**

5.23 **Anglian Water Services Ltd - 6 April 2020**

No objection.

We have reviewed the documentation provided by the applicant as part of this planning application. The submitted documents include no further or applicable information relating to surface water drainage as part of this application. Therefore we have no comments relating to the submitted documents. Anglian Water would wish to be re-consulted if any additional information relating to foul and surface water drainage is provided by the applicant.

5.24 **Neighbours** – A site notice was posted on 29th April 2020, an advert placed in the Cambridge Evening News on the 26th March 2020, and 136 neighbouring properties were notified. 1 response was received neither objecting nor supporting the application and is summarised below. A full copy of the responses are available on the Council's website.

- Highway Safety – I strongly believe that if we are to have more houses, and this side of the pedestrian access to the leisure park, then we need a pedestrian crossing going across Downham Road which leads into the grassed area to the underpass. Crossing the road to the cut through to the grassed area is treacherous. The more houses we have this side, the more people will be crossing to access the leisure park. There is no safe crossing for families, children or adults to get there. Also we would like a crossing this end of Cam Drive to access the Lantern School.

6.0 The Planning Policy Context

6.1 East Cambridgeshire Local Plan 2015

GROWTH 2	Locational strategy
GROWTH 3	Infrastructure requirements
GROWTH 5	Presumption in favour of sustainable development
HOU 1	Housing mix
HOU 2	Housing density
HOU 3	Affordable housing provision
ENV 1	Landscape and settlement character
ENV 2	Design
ENV 4	Energy efficiency and renewable energy in construction
ENV 7	Biodiversity and geology
ENV 8	Flood risk
ENV 9	Pollution
ENV 14	Sites of archaeological interest
COM 7	Transport impact
COM 8	Parking provision
ELY 1	Housing-led sustainable urban extension, North Ely

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

North Ely SPD

6.3 National Planning Policy Framework 2019

2 Achieving sustainable development

5 Delivering a sufficient supply of homes

8 Promoting healthy and safe communities

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

6.4 Planning Practice Guidance

7.0 PLANNING COMMENTS

7.1 The main issues to consider in the determination of this application are the principle of development, housing mix and density, character and appearance, residential amenity, green infrastructure and landscaping, traffic and transportation and ecology.

7.2 Principle of Development

7.3 Policy ELY1 of the Local Plan, 2015 allocated approximately 210 hectares of land for a mixed use urban extension of up to 3000 dwellings, 2 primary schools, sufficient employment uses to deliver approximately 1300-1500 jobs; two local centres providing retail and community facilities; and an extension of Ely Country Park. A Strategic Master plan has 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, landowners of the eastern half of the allocation.

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

7.5 As stated above, outline planning permission for the residential led development of up to 1200 homes with associated employment and community uses (including care home and an extra care home), supporting infrastructure and open space/landscaping on land to the West of Lynn Road was granted on 20th June 2016. The S106 Agreement attached to the planning permission secures the provision of affordable housing across the site together with the open space. A

number of financial contributions towards matters such as business support, education and highway improvements are also secured through the Agreement. In addition to this, and more recently, an application to modify the S106 has been submitted which confirms the affordable housing quantum across the wider site, with another viability review due before Phase 5, and to secure the early delivery of the new roundabout on the A10 as part of this phase of development (Phase 3).

- 7.6 One of the two primary schools to be delivered as part of the North Ely extension has already been constructed by Cambridgeshire County Council and has been taking pupils for the past 5 years. The Care Home, known as 'The Orchards', has also been constructed and is now occupied. The Isle of Ely Primary School and the Care Home are located to the East of the land that forms part of this reserved matters application and is accessed via a section of the Spine Road constructed to facilitate the school and open up the remainder of the Endurance Estates land in later phases. The reserved matters application does not include these areas, although it would abut the site with the Care Home. Phase 3 is shown on the Land Use Parameter Plan as residential, park/green area, linear green spaces, green edges to Ely/A10, and the entrance into North Ely off the A10. Phase 3 accords with this parameter plan.
- 7.7 Endurance Estates have discharged a number of strategic site-wide planning conditions that will inform all future reserved matters applications. These include a site-wide phasing plan and strategies for the provision of broadband, foul and surface water drainage. Matters such as a site-wide biodiversity strategy and specification for a noise bund alongside the A10 have also been addressed in the discharge of condition applications.
- 7.8 This second reserved matters application will bring together the North Ely vision set out in adopted policy and the current built form emerging on Phase 1 and Cam Drive. The North Ely SPD seeks to use neighbourhood areas, character areas and development typologies to promote a gradual transition from urban to rural character. There are 3 development types identified on the outline approval parameter plan for the Downham Meadow area which are:
- Urban Village – a small parcel of development within the north east corner of the character area;
 - Suburbia – sense of enclosure with a variety of dwellings of 2 or 3 storeys and strong building lines where dwellings front onto green spaces;
 - Green Living – Detached or semi-detached dwellings, predominantly 2 storeys, close to communal green spaces, and are lower in density and located on the edges of the development.

Long Fen is a landscape character area where this is no built development and would assimilate itself with the soft landscaped buffer and bund alongside the A10.

- 7.9 The fourth layer of development form is to be found in the character areas referred to in the North Ely SPD as being based on development patterns and materials palette, which make each character area a distinct unit with its own identity. This reserved matters application takes in most of the Downham Meadow character area and some of the Long Fen character area. In accordance with the outline planning

permission Endurance Estates has prepared a Design Code for each of these character areas, which have been submitted to and approved by the Local Planning Authority under the guidance of Place Services, the LPA's Urban Design Consultants. The Design Codes are addressed in further detail in the following material considerations.

7.10 Housing Mix and Density

7.11 The mix of housing across the site should be informed by local need and this is reinforced in condition 49 of the outline consent, through Policy HOU1 of the Local Plan and through the Developer Contributions SPD. The North Ely SPD seeks to secure a low/medium density across the whole of North Ely with a wide range of dwelling types, size and tenure to be provided, creating choice, a varied building form and meeting community needs.

7.12 The S106 Agreement sets out an affordable housing requirement of 10% of the first two phases of development on the Endurance Estates land. Although this proposal is Phase 3, it would be the second phase of development on the Endurance Estate land, and therefore would deliver 10% affordable housing, in accordance with the S106 Agreement and the more recent modification of the S106 agreement which required a viability review to be submitted and to confirm the affordable housing quantum across the site. A further viability review would need to be submitted before Phase 5, to ensure that the development, as a whole meets the local housing need, depending on market conditions at the time.

7.13 Taylor Wimpey are therefore proposing to construct 258 dwellings which includes 26 affordable dwellings in accordance with the requirement to provide 10% affordable dwellings at this stage.

7.14 The application proposes the following mix of market dwellings:

- 38 x 2 bed (16%)
 - 113 x 3 bed (49%)
 - 67 x 4 bed (29%)
 - 14 x 5 bed (6%)
- TOTAL: 232 dwellings**

The affordable dwellings are split in the following way:

- 3 x 1 bed (12%)
 - 11 x 2 bed (42%)
 - 10 x 3 bed (38%)
 - 2 x 4 bed (8%)
- TOTAL: 26 dwellings (18 affordable rent, 8 shared ownership)**

7.15 The Council's Housing Strategy and Enabling Officer has accepted the mix of affordable units and confirms that it addressed local need and meets the requirements of the outline planning condition and S106 Agreement. The affordable dwellings are pepper-potted across the site in small clusters and are tenure-blind designed to blend in with the market dwellings.

- 7.16 The mix of dwellings includes a greater number of 3 bedroom dwellings than that envisaged in the Developer Contributions SPD (paragraph 4.2.3). The applicant has submitted a Housing Mix Assessment in which it states in paragraphs 6.8 – 6.17 that their own market research indicates that there is a significant demand for smaller units, hence 49% of the market dwellings are proposed to be 3-bed and 16% 2-bed. The assessment goes on to state: *“The reason for the high level of demand for smaller units is due to various factors, principally that the median house price to income ratio in East Cambs is in the third highest in the East of England at 7.6. The formation of smaller households occurs through young people leaving home, splitting of larger families through separation or divorce, and in-migration for work. Additionally, older households take the opportunity to down-size once children leave home or when they become too frail to maintain a large dwelling”* This follows a similar approach to other developers in the District, and on the adjacent development, on Phase 1 by Hopkins Homes, and the Local Planning Authority has no evidence to suggest otherwise.
- 7.17 In accordance with conditions 51 and 53 of the outline consent, 20% of the dwellings (52 in total) are designed to Lifetime Homes standards. In addition, 52 dwellings are also flexible dwellings that are designed to be suitable for home office working.
- 7.18 As stated above, the application site spans across two of the character areas set out in the outline consent and for which there is an approved parameter plan. All of the residential plots are within the Downham Meadow character area, which is completely residential in nature. There is no built development on the Long Fen character area as this is all open space and the green edge of this phase of development. In accordance with the Urban Design Framework parameter plan, the majority of the dwellings are 2 storeys in height with some 2.5 storeys facing Cam Drive and a very small number of 3 storeys which terminate the views within the Urban Village development area in the north east corner of this phase. The overall density of the site is 35dph (14.3 dwellings per acre). The parameter plan states that the maximum density of this character area should be no more than 34dph (14.1 dwellings per acre). 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 is 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 exceeds the density stated by 1dph.
- 7.19 Plots 51 – 225 are within the middle ‘suburbia’ area where the density is greater, followed by the ‘urban village’ to the north east part of the site, Plots 125 – 258, which are characterised by dwellings fronting green spaces with a less formal street layout and then the ‘green living’ section, Plots 1 – 50, in the south western corner of the site which has a lower density and is characterised by dwellings facing large areas of open spaces and is defined by bigger spaces between plots. These three areas bring together a unique identity which responds to the green edge of the site and its landscape led setting, which is in accordance with the Downham Meadow Design Code.
- 7.20 Character and Appearance

- 7.21 The application has 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. The Downham Meadow character area is defined by its green corridors with foot and cycle paths coinciding with the linear drainage features and swales. The cycle path connects the built environment with the edges of the development, and there will be a new link on the south western end of the site joining Cam Drive. The cycle path wraps around the perimeter of the site, alongside the green edge, beside the A10 (Long Fen character area), which would then join up with the adjoining phase to the North.
- 7.22 There are 2 main linear green corridors within the Downham Meadow part of the development, one along the Cam Drive frontage (Green Park) and the other separating the 'green living' parcel from the 'suburbia' parcel. There are also smaller green corridors in the urban village parcel in the north eastern end of the site. The Long Fen character area complements these green corridors by introducing more drainage basin areas and open space around the edges of the site. Long Fen would also provide a toddler play area along the green edge of the site which accords with the outline permission and S106 Agreement. Details of this are discussed in the Green Infrastructure and landscaping section of this report. These green spaces also provide an opportunity to enhance biodiversity and has been examined in detail as part of the landscaping strategy submitted with the application.
- 7.23 The main access points to the Downham Meadow character area is in accordance with the Access Parameter Plan. The site can be accessed via the main roundabout on Cam Drive and via the new roundabout on the A10, subject of planning application Ref: 20/00797/RMM, which is currently pending consideration. There would also be another access from Cam Drive between the Downham Road/Cam Drive roundabout and the Cam Drive/Stour Green roundabout. The new roundabout on the A10 would connect with the existing dormant roundabout at the end of the spine road, between the new Care Home and the Isle of Ely Primary School. Internally a series of tertiary roads lead to private access roads, many of which also address key areas of open space and pedestrian and cycle routes through the development.
- 7.24 The built form within Downham Meadow is designed to produce a variety of scales and enclosures to create a successful townscape, in accordance with the Downham Meadow Design Code. Using appropriate variations in height, density, building typology and road-scape contributes to the creation of attractive and characterful spaces. In line with the Design Code, focal buildings on corners and edges of the site, gateways and view corridors together with the definition of streets, spaces and edges help to orchestrate a rich and varied experience for future occupiers and visitors. The majority of houses are two and two and a half storeys. Single storey carports help to create a continuous frontage with a strong rhythm along Cam Drive Linear Park. Garages are provided along the Green Edge (alongside the A10) and Linear Green Spaces (drainage and swales), set well back from the frontage to create a less enclosed frontage. In some areas the front boundaries on key edges would be marked by metal estate railings. Key views and vistas were identified during the assessment of the site, and to ensure that the views to Ely Cathedral were not impeded. The proposal therefore takes the opportunity to identify key

areas for focal, gateway and landmark buildings, to add visual interest in key locations. Gateways and focal buildings, not only provide legibility to the scheme but also promotes way-finding and visual interest in the urban built form. These features are clearly shown on the place-making plan, submitted with the application.

- 7.25 Where the site abuts the adjacent Phase 1 development, there is a distinctive change in character, and the care home acts as a landmark building which separates this section from Phase 3. To the eastern side of the site, there would be another linear green space, which forms part of Phase 1 and would act as another distinctive boundary cursor with the road ways from Phase 1 connecting into Phase 3, and eventually linking the two phases from the East.
- 7.26 The Design Code for Downham Meadow sets out a broad range of materials that are reflective of Ely and its variety of architectural styles. The proposal would see a variety of cream, buff and red bricks to match the Ely palette. Horizontal banding in 'Yorkstone' or similar is proposed to suit the Ely palette. Proposed roofs are 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. Box dormers are proposed on a number of dwellings which would be GRP finished with lead effect to the main body and side cheeks, and white fascia. Windows frames would be uPVC and doors and door canopies would reflect the traditional Ely style.
- 7.27 As already mentioned, the proposal was reviewed by the Cambridgeshire Quality Panel on the 2nd September 2019, which was at the pre-application stage only, although the proposal, subject of this application, is a very similar scheme following some positive feedback from the Panel. Their full comments are attached as appendix 2 for reference.
- 7.28 It is considered that the scheme addresses a core principle of the North Ely SPD to design buildings to ensure architectural and design variety and excellence and complies with the approved Design Code. The built form also responds to and draws references from the rich historic townscape in central Ely, in accordance with Policy ENV2 of the Local Plan, 2015.
- 7.29 Residential Amenity
- 7.30 The scheme has been designed in accordance with the East Cambridgeshire Design Guide SPD taking into account the requirement to provide sufficient plot sizes and amenity space. Attention has also been given to the need to ensure that the minimum distance of 20m between rear inter-visible windows is maintained and it is considered that future occupiers of the scheme will enjoy a satisfactory level of amenity.
- 7.31 The care home is a 3-storey, 'L' shaped building, to the north-east of the site. The car parking and main entrance is to the rear of the care home which is adjacent to the site boundary. Phase 3 takes into account this building by placing car parking adjacent to the care home's car parking area. Dwellings along this boundary are gable end to the site boundary and therefore avoiding significant overlooking. The care home is positioned forward of the site and there is a separation distance of about 20-25m to the site boundary, which is acceptable.

- 7.32 The site adjoins the existing Phase 1 development by Hopkins Homes, and The Orchards care home, to the East. There are 2 and 3 storey dwellings along Cam Drive, to the South, and the boundary with the A10 is to the West of the application site. There is also a small group of dwellings to the South of the tip of the site, which are a mix of two and three storeys (an off-shoot of Cam Drive).
- 7.33 The Planning Layout Plan (Sheet 1 of 2) submitted as part of the application, indicatively shows part of the built form under Phase 1 to bring additional context to the scheme. The proposed layout ensures that there are sufficient distances between these buildings and acknowledge their frontages so that they correspond with this scheme. There would also be a built-up frontage facing Cam Drive, although this would set well back behind existing landscaping, a new green park and a Secondary Street, with a varied separation distance of between 60 -100m between the proposed dwellings and the existing ones along Cam Drive.
- 7.34 In accordance with the outline planning permission a noise assessment has been submitted with the application. The noise assessment identifies that the A10 and Cam Drive will be the main sources of noise for future occupiers of this scheme. Noise measurements have been taken from points alongside each road and the data collected and transferred into a model, used to predict and determine indoor ambient and maximum noise levels within the habitable rooms of assessed location within the development.
- 7.35 The model shows that the site would experience high levels of traffic noise from the A10 during the day and night, although noise levels were slightly lower during the night. Concerns were raised by the Environmental Health Officer regarding these noise levels, which in some cases were between 4db and 9db over the acceptable range of noise limits as recommended by the World Health Organisation guidelines for maximum indoor noise levels within bedrooms at a height of over 4.5m. The plots directly affected by these excessive noise levels are 116, 117, 128, 129, 130, 131, 132, 138, 139 and 140. These dwellings are closest to the A10 and would experience the greatest impacts.
- 7.36 Between the A10 and the proposed dwellings would be a 2m high (above existing site levels) noise attenuation bund which would consist of an earthworks landscaped mound to complement the existing green edge along the A10, and to protect views towards Ely Cathedral. This bund was required as part of condition 16 of the outline planning permission and details of this bund were discharged under Ref: 13/00785/DISA. The bund would be positioned behind the existing soft landscaping along the A10 and is about 50m in width. The Green Edge would be positioned behind this giving an extra 50-75m in depth of green space and a further 30-40m (more in some areas) of cycle path and green frontage before reaching the built up frontage. The bund details did not take into consideration the exact layout of Phase 3 as it was unknown then, so the modelling submitted as part of the discharge of conditions did not reflect the proposed layout, and hence Officers asked the developer to re-model based on the proposed layout, for a more precise representation of the noise levels.
- 7.37 The plots affected were revised and secondary windows have been incorporated into the house types to ensure that a window can be open for natural ventilation.

One of the plots was substituted for another house type to ensure that a dual aspect could be achieved, and to help minimise the noise levels. Ultimately, having dwellings near main roads, is challenging, but it was accepted at the outline stage that dwellings would be located in this section and a degree of higher noise level would be expected by future occupiers. In this case, the number of plots affected is relatively low and it is considered that the developer has managed to overcome these concerns by altering the house types to protect future occupiers from excessive noise levels whilst still be able to open their windows. The noise levels were not excessive along Cam Drive and as such, no changes were required for these plots.

- 7.38 In terms of boundary treatments, there are several types ranging from low level metal and knee rail timber posts to higher metal railings and brick wall and timber close boarded fencing (some with trellis above) on the development. The brick walls are used where boundary lines are visible in the public domain with the close boarded fencing being use between plots within private areas which are all acceptable and provide adequate screening between private and public spaces.
- 7.39 Subject to the measures outlined above being incorporated into the development it is considered that future residents, would enjoy a satisfactory level of ventilation without resorting to mechanical forms of ventilation and will not be adversely affected by noise to any significant extent. The proposal therefore complies with Policy ENV9 of the Local Plan in this regard. All other matters to residential amenity comply with the requirements of the Design Guide SPD and Policy ENV2 of the Local Plan, 2015.
- 7.40 Green Infrastructure and Landscaping
- 7.41 The North Ely SPD sets a vision for a significant amount of North Ely to comprise multifunctional green infrastructure, incorporated as an integral part of the design and layout of the development. This includes all types of green infrastructure, ranging from the Country Park to be provided in the eastern half of North Ely to gardens, green urban spaces and informal and formal play areas and sports fields. Green infrastructure should also provide for the recreational needs of the community as well as enhancing biodiversity and creating new habitats for wildlife.
- 7.42 As mentioned in this report the proposal conforms to the Landscape and Open Space parameter plan and the inclusion of green corridors and open spaces within the site, in accordance with the approved Downham Meadow and Long Fen Design Codes. Since the consideration of the Phase 1 development, the Local Highways Authority is now allowing trees to be planted within the highway and they would be adopted as part of that highway by the County Council. This has enabled areas of hard landscaping to be broken up by trees and softened to integrate better with the overall green strategy for the site. Phase 3 incorporates a lot of green spaces particularly as it also includes Long Fen, the Green Edge, which is centred on green living, open spaces and enhancing biodiversity. The site includes areas of existing trees and established hedges. The proposal seeks to retain all existing hedgerows, which would be enhanced by inter-planting. Most trees are also retained except where it is essential to facilitate the scheme, such as for access.

- 7.43 A landscape masterplan, strategy, a detailed play area proposal, infrastructure plan and a series of planting plans have been submitted with the application, together with an arboricultural statement and tree protection and removal plan. Further details are also included within the Design and Access Statement which make reference to the design codes for each of the character areas. The landscaping strategy is designed to bring together the landscape character aspects of this part of the fenland landscape and the character and qualities associated with the 'Isle of Ely'. A linear approach has been adopted, which also reflects the linear nature of the existing tree line within the site, in particular where these are associated with the linear areas of open spaces and the drainage channels/swales. Trees feature quite heavily in this phase, particularly as trees can now be included within the highway, and there is a strong avenue of trees along the northern section of the site.
- 7.44 The majority of residential units of the Downham Meadow site falls within the development type of 'Suburbia' with medium density residential development providing a variety of housing types and sizes close to open spaces an amenity provision, well linked to encourage pedestrian and cycle traffic. Strong frontage definition through hedges, domestic fencing and mixed planting as well as defensible mixed planting where space is limited, are also features within the landscaping strategy for this area. Served by Secondary Streets with green wedges and avenue trees, residential parcels are accessed via smaller Tertiary Streets as well as shared surfaces and drives. This hierarchy of street types is reflected through the use of distinctive surface and landscape treatments, providing greenery at every level. Similar landscaping features are also seen across the Green Living and the Urban Village parcels although they are reflective of their character areas. This accords with the Landscape Framework within the approved Downham Meadow Design Code.
- 7.45 The Long Fen Green Edge character area is completely landscaped led, in accordance with the approved Long Fen Design Code, with an abundance of new trees, swales and drainage basins. This linear green space provides a recreational route for pedestrians and cyclists meandering through a landscape created by swales and drainage basins, framed and separated by lines and groves of native trees. The acoustic noise bund along the outer edge of this space, facing the A10, will alongside with strategic tree and shrub planting provide a visual and acoustic screen to this important route into Ely. At connection points into the residential parcel, informal nodes will be created containing sculpted lawn areas, natural play elements and seating.
- 7.46 The Long Fen linear green edge is the largest area for ecological enhancement and thus comprises a variety of grasslands with differing mowing regimes to provide a mosaic of different habitats. The noise bund towards the A10 will be planted with a native woodland scrub mix and large trees on a loose grid with woodland meadow being established beneath and along the bottom of the bund. The bottom of the swales will receive a wetland meadow mix where seasonal water levels allow and banks will be seeded with a tussock grass mixture. Additional biodiversity will be provided by a special pollen and nectar meadow in proximity to productive landscape elements such as the communal gardens and orchards where a high density of pollinators will improve cropping. Grass verges will be seeded with a flowering lawn mix which can be mown more regularly whilst still providing flowers

as food source. Where connections into the residential parcels are proposed, naturalising bulbs will be incorporated to give early Spring colours and food source.

- 7.47 The two 'formal' play spaces for the site are located within the Green Edge and the eastern Linear Green whose narrow geometry provides excellent surveillance from adjacent properties facing them. These play areas are consistent with the outline planning permission. The Green Edge play area is aimed at Toddlers and Juniors and is located in roughly the same location as shown on the outline plan. Play equipment will be chosen to complement the rural fen character of the surrounding landscape and comprise of natural materials such as wood, rocks and live willow structures. The play elements will nestle amongst the various Fen features, creating a playable green rather than a detailed playground. Pockets of colourful and fragrant planting will provide a stimulating and educational backdrop, as well as some comfortable seating.
- 7.48 The North Ely SPD acknowledges the fact that the existing green infrastructure, including watercourses will be incorporated into the development and that they will form an integral part of the drainage strategy. A site-wide surface water drainage strategy has been approved as part of the discharge of condition application made by Endurance Estates prior to the submission of the Phase 1 application.
- 7.49 The Council's Trees Officer has assessed the landscaping, planting proposals and arboricultural details submitted for this phase, and supports the overall landscaping strategy. No further conditions have been recommended to support this strategy and if the application is approved, a condition would be appended to ensure that the landscape strategy is implemented as approved and maintained.
- 7.50 It is considered that the proposed landscape strategy meets the objectives of the North Ely SPD and the approved Design Codes, in relation to green infrastructure and landscaping and the requirements of Policy ENV1 of the Local Plan, and the Downham Meadow and Long Fen Design Codes, in respect of landscape character.
- 7.51 Traffic and Transportation
- 7.52 The Access Parameter plan details the main vehicle, pedestrian and cycle points into the development and the current scheme accords with this plan. The main access point to the site was approved as part of the outline planning permission. A further access point is currently being considered as part of Ref: 20/00797/RMM. As stated, a series of cycle paths and foot paths run through and around the development, connecting it with various points outside it. The scheme therefore promoted walking and cycling over vehicle movements in accordance with the North Ely SPD.
- 7.53 The junction of Cam Drive and Stour Green was installed in 2016 to facilitate the construction of the primary school. The shared cycle/footpath to the north of Orchard Grounds was also installed together with a crossing point on Cam Drive, which now has traffic lights added to it since the school opened.
- 7.54 The applicant will also work with the Local Highways Authority to secure a number of off-site improvements for cyclists in accordance with condition 41 of the outline planning permission, which would include a new footway to the north side of Cam

Drive, west of Stour Green, and a scheme of enhancements to facilitate cycling through the public open space at Stour Green. These are details which are required to be submitted prior to the occupation of the first dwelling in Phase 3.

- 7.55 In terms of car parking provision, the Design Code sets out the key principles relating to car parking and a variety of methods can be utilised with the key objective of accommodating all resident parking on plot, within a parking courtyard or the adjoining street. The applicant has been encouraged to and has minimised the use of tandem parking following pre-application discussions, but the Design Code acknowledges that in some cases on plot parking may involve two spaces, one in front of the other, or even garage parking to ensure compliance with Local Plan Policy COM8 (parking provision). The percentage of non-tandem parking across the site is 59% (compared with 48% on Phase 1) and therefore the number of tandem parking is less than the majority provided across the site.
- 7.56 The proposed parking strategy complies and exceeds the Council's car parking standards and Design Code requirements, and provides future residents with a wide variety of choice. The site as a whole exceeds the required average of 2 parking spaces per dwelling, achieving 2.40 parking spaces per dwelling. A small number of parking courts are proposed and these have been designed to ensure that they are overlooked, safe, secure and accessible whilst not dominating the street-scene. The proposal would provide the following car parking spaces which is dependent on the size of the dwelling:
- 1-3 bed homes = 2 spaces per dwelling
 - 4 bed homes = 3 spaces per dwelling
 - 5 bed homes = 4 spaces per dwelling
 - Parking courts = 12 spaces maximum
- 7.57 The total number of parking spaces are broken down as follows:
- Allocated parking spaces = 439
 - Allocated garages = 107
 - Carports/Link roof space = 52
 - Formal visitor spaces = 19
 - **TOTAL = 617**
- 7.58 In terms of cycle parking, the proposed layout promotes cycling by providing convenient, attractive routes and well-designed streets (designed to low speeds). To support that, each dwelling has secure, easy to access cycle storage within the plots. The cycle storage is provided in line with the approved Design Code requirements, providing at least 2 x easily accessible spaces for each plot. Cycle storage is provided in either a shed within the back garden, or within a secure garage. Where accesses to cycles is through a proposed carport, an additional 1.2m wide circulation strip has been provided to avoid the need to remove a vehicle to gain access.
- 7.59 The Local Highways Authority have stated that it will not adopt visitor parking bays within the highway unless they serve a highway function. They are also difficult to manage if they cannot be adopted. In this case it is considered that their location

adjacent to areas of public open space meets this requirement. The under provision of designated visitor spaces is based on the premise that the larger dwellings have more than the standard number of car parking spaces allocated, and therefore 'over-providing', and as such the demand for visitor parking would be lower than on sites that are not over-providing on designated car parking spaces. On this basis that there will be no parking controls on the development it is considered that visitor parking will be on-street and that the streets have been designed to accommodate this. On balance, it is considered that the location of the site close to the city centre with enhanced on and off-site linkages that car and cycle parking provision are adequate and complies with the approved Design Code and Policy COM8 of the Local Plan, 2015.

- 7.60 Specific consultee comments have been raised regarding providing safer connections to the wider area and a link to the new Cinema and Leisure Park off Downham Road. This was also mentioned by a Councillor at the Member's Briefing last October. The questions specifically related to why there was not a direct link from the site to the Leisure Park. Phase 3 is the closest of the sites to the Leisure Park and would appear to be in the best location to offer this. However, the site is also close to the A10 which is a very busy single carriageway of 60mph traffic speeds. Prior to the submission of this application, Taylor Wimpey did take on board these questions and spoke to the Local Highways Authority about providing a footpath connection in the south/western corner of the development to the existing A10 roundabout. This was considered as fundamentally dangerous by the LHA and a pedestrian link would not be supported on highway safety grounds. There is a dropped kerb crossing at the end of Downham Road, before the A10/Little Downham roundabout which then leads to the underpass to the Leisure Park. Furthermore, this area is outside of the application site and an additional crossing in this location is not required by the S106 or the outline planning permission, and therefore the LPA cannot insist that this is provided. The layout therefore retains the cycle link to Cam Drive as shown on the Planning Layout Plan (Sheet 1 of 2) which would link to this dropped kerb towards the Leisure Park and towards Lynn Road in the other direction.
- 7.61 A detailed Travel Plan has been submitted by Endurance Estates prior to the submission of the Phase 1 application and has been approved on the recommendation of Cambridgeshire County Council. The Plan seeks to minimise the number of single occupancy vehicle trips generated by the development and to support more sustainable modes of transport. A Travel Plan Co-ordinator has been employed by Cambridgeshire County Council in order to promote this issue further and future residents should benefit from these measures. Taylor Wimpey will comply with the approved Travel Plan and ensure that the proposed measures, marketing, promotion and monitoring are delivered through this Phase.
- 7.62 Ecology
- 7.63 A site-wide Biodiversity Strategy has been approved in relation to the Endurance Estates land. All reserved matters applications are required to submit a Site Biodiversity Survey and Assessment that demonstrates how it accords with the aims and objectives of the Biodiversity Strategy.

- 7.64 The current application site is of limited ecological value, with the exception of the existing trees and hedgerows that are along the boundaries of the site and the existing tree line within the site which are potential habitats for bats and birds. The proposal is therefore seen as an opportunity to enhance biodiversity and ecology on the site. As detailed above the scheme includes the enhancement of existing green infrastructure and the creation of new features that will provide additional habitats. A sensitive lighting scheme will be employed to minimise disturbance to any habitats suitable for bats and appropriate construction methods will be utilised to avoid harm to other animals such as badgers.
- 7.65 The applicant has submitted a Biodiversity Assessment which has been assessed by the Cambs Wildlife Trust. An updated walkover survey of the site was undertaken to ensure the baseline status remained as understood. The proposals retain all existing site hedgerows, which will be enhanced by inter-planting. Most trees are also to be retained except where essential to facilitate the scheme, such as for access. Many of the principles in this report are also reflected in the green infrastructure and planting plans discussed above in this report as they are intertwined and mitigation measures have been recommended for bats and birds. A condition would be reasonable to ensure that these mitigation measures are carried out to safeguard and enhance these wildlife and their habitats. An arboricultural statement and tree protection plan has also been submitted which would protect the trees on site and add to the site's biodiversity value.
- 7.66 Subject to compliance with the biodiversity and tree reports and landscape strategy it is considered that the proposal meets the objectives of the North Ely SPD in relation to the enhancement of biodiversity and creation of new habitats for the wildlife, and Policy ENV7 of the Local Plan, 2015.
- 7.67 Other Material Matters
- 7.68 The applicant has considered the need for bin storage on the development with all plots having adequate arrangements for both and complying with the Council's Waste Management Strategy, the RECAP (County Waste Management Strategy) SPD, and Policy ENV2 of the Local Plan, 2015.
- 7.69 The applicant has submitted an Energy Statement which sets out the sustainability approach that would be taken across the development. The developer would adopt a fabric-first approach to design which would comprise of energy efficient building fabric and insulation to all heat loss floors, walls and roofs and high efficiency double glazing throughout. The development would also incorporate low-carbon and renewable energy in the form of PV panels on rooftops. Both of these approaches would comply with Part L of the current Building Regulations and as such it is considered acceptable and would accord with Policy ENV4 of the Local Plan, 2015, the approved Downham Meadow Design Code, and the North Ely SPD.
- 7.70 Matters addressed by conditions on the outline planning permission
- 7.71 Endurance Estates, the site promoter, has discharged a number of site-wide strategic conditions, including those relating to the phasing plan for the whole development, the biodiversity strategy, broadband strategy, and foul and surface water drainage for the whole development. Taylor Wimpey is required to address a

number of other planning conditions attached to the outline consent prior to work commencing on site. In summary these relate to the following matters:

- Submission of a Construction Environmental Management Plan (CEMP);
- Green Infrastructure Plan for Phase 3;
- Land contamination, if further unexpected contamination is found during construction;
- Fire Hydrants;
- Further details of the new A10 roundabout – pending consideration as part of Ref: 20/00797/RMM;
- Phase 3 off-site cycleway and footpath;
- Public Transport infrastructure along the Spine Road;
- Bus stops on Cam Drive.

7.72 Planning Balance

7.73 The applicant has submitted a scheme for 258 dwellings that accords with the outline planning permission, the parameter plans attached to it and the approved Design Codes. This is the second phase of development, (although it is identified as Phase 3 on the approved phasing plan), in a significant urban extension to Ely and will provide a significant number of homes. The applicant has demonstrated that matters in relation to residential amenity, highways, waste management and drainage can be adequately addressed and the scheme complements the site's location close to the city centre, and Phase 1. The applicant will build upon the details agreed at the outline stage and as part of the site-wide conditions in relation to drainage and green infrastructure and has committed to securing a number of the off-site infrastructure improvements. On balance it is considered that this reserved matters application does not give rise to any adverse effects that would outweigh the benefits of this scheme and therefore the application is recommended for APPROVAL.

8.0 COSTS

- 8.1 An appeal can be lodged against a refusal of planning permission or a condition imposed upon a planning permission. If a local planning authority is found to have acted unreasonably and this has incurred costs for the applicant (referred to as appellant through the appeal process) then a cost award can be made against the Council.
- 8.2 Unreasonable behaviour can be either procedural i.e. relating to the way a matter has been dealt with or substantive i.e. relating to the issues at appeal and whether a local planning authority has been able to provide evidence to justify a refusal reason or a condition.
- 8.3 Members do not have to follow an officer recommendation indeed they can legitimately decide to give a different weight to a material consideration than officers. However, it is often these cases where an appellant submits a claim for costs. The Committee therefore needs to consider and document its reasons for going against an officer recommendation very carefully.

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

- No objections have been received from statutory consultees;
- The proposal is in accordance with the outline planning permission, the approved parameter plans and the Design Codes.

9.0 APPENDICES

9.1 Appendix 1 – Recommended Conditions
Appendix 2 – Cambridgeshire Quality Panel report

<u>Background Documents</u>	<u>Location</u>	<u>Contact Officer(s)</u>
20/00360/RMM	Angela Briggs Room No. 011 The Grange	Angela Briggs Planning Team Leader
13/00785/ESO	Ely	01353 665555 angela.briggs@east camb.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 - 20/00360/RMM Conditions

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

Plan Reference	Version No	Date Received
ELY/PH3/AA22/02	A	5th June 2020
ELY/PH3/NA45/03	A	5th June 2020
ELY/PH3/NB31/02	A	5th June 2020
ELY/PH3/PA25/01	A	5th June 2020
ELY/PH3/PA25/02	A	5th June 2020
ELY/PH3/PA25/03	A	5th June 2020
ELY/PH3/PA25/04	A	5th June 2020
ELY/PH3/PA34/01	A	5th June 2020
ELY/PH3/PA34/02	A	5th June 2020
ELY/PH3/PA34/03	A	5th June 2020
ELY/PH3/PA34/04	A	5th June 2020
ELY/PH3/PA44/03	A	5th June 2020
ELY/PH3/PT36/01	A	5th June 2020
ELY/PH3/PT36/02	A	5th June 2020
ELY/PH3/PT36/03	A	5th June 2020
ELY/PH3/PT37/01	A	5th June 2020
ELY/PH3/PT37/03	A	5th June 2020
ELY/PH3/PT37/04	A	5th June 2020
ELY/PH3/SG1	A	5th June 2020
ELY/PH3/SG2	A	5th June 2020
2875-PP-04	P3	11th June 2020
2875-PP-03	P4	11th June 2020
2875-PP-05	P3	11th June 2020
2875-PP-06	P3	11th June 2020
2875-PP-07	P3	11th June 2020
2875-PP-08	P3	11th June 2020
ELY/PH3/BTL/01	B	1st July 2020
2875-PP-09	P3	11th June 2020
2875-PS-01	P3	11th June 2020
2875-PS-02	P3	11th June 2020
ELY/PH3/AHL/01	B	1st July 2020
ELY/PH3/AL 01	B	1st July 2020
ELY/PH3/CSL/01	B	1st July 2020
ELY/PH3/EWL/01	B	1st July 2020
ELY/PH3/HDL/01	B	1st July 2020
ELY/PH3/HOL/01	B	1st July 2020
ELY/PH3/HSL/01	B	1st July 2020
ELY/PH3/LML/01	B	1st July 2020
ELY/PH3/MFL/01	B	1st July 2020
ELY/PH3/ML/01	B	1st July 2020
ELY/PH3/PAL/01	B	1st July 2020
ELY/PH3/PCL/01	B	1st July 2020
ELY/PH3/PML/01	B	1st July 2020
ELY/PH3/SBD/01	B	1st July 2020
ELY/PH3/SHL/01	B	1st July 2020

2000/500		9th March 2020
25290ea-04		9th March 2020
25290ea-05		9th March 2020
JBA 19/286 TR01	C	9th March 2020
2875-SP-01	P1	9th March 2020
Heritage Statement	0	9th March 2020
House Type Brochure		9th March 2020
Design Code Compliance Statement		9th March 2020
Contamination Report	1	9th March 2020
Foul and Surface Water Drainage Statement A		9th March 2020
20000/202	B	5th June 2020
2000/121	B	5th June 2020
2000/120	B	5th June 2020
20000/204	B	5th June 2020
20000/203	B	5th June 2020
20000/200	B	5th June 2020
2000/122	B	5th June 2020
2000/123	B	5th June 2020
2000/124	B	5th June 2020
20000/201	B	5th June 2020
20000/118	B	5th June 2020
RP01-19412 Rev 2	Addendum Noise Asses	5th June 2020
LC/22259/13	April 2020	5th June 2020
ELY/PH3/NC31/01	A	5th June 2020
ELY/PH3/PT36/04		9th March 2020
ELY/PH3/PT37/02		9th March 2020
ELY/PH3/NB31/01		9th March 2020
ELY/PH3/NB31/03		9th March 2020
ELY/PH3/PA44/02		9th March 2020
ELY/PH3/NT40/01		9th March 2020
ELY/PH3/NT41/01		9th March 2020
ELY/PH3/NA44/02		9th March 2020
ELY/PH3/NA51/01		9th March 2020
ELY/PH3/AA11/01		9th March 2020
ELY/PH3/AA22/01		9th March 2020
ELY/PH3/AA31/01		9th March 2020
ELY/PH3/AA31/02		9th March 2020
ELY/PH3/AA31/03		9th March 2020
ELY/PH3/AA31/04		9th March 2020
ELY/PH3/AA41/01		9th March 2020
ELY/PH3/SG5		9th March 2020
ELY/PH3/SG6		9th March 2020
Arboricultural Impact Assessment	C	9th March 2020
Biodiversity Assessment	1.0	9th March 2020
Energy Statement	B	9th March 2020
Noise Assessment	1	9th March 2020
RECAP Waste Management Design Guide Toolkit		9th March 2020
Utilities Statement Note		9th March 2020
Transport Statement Note		9th March 2020
ELY/PH3/BTD/01		9th March 2020
2875-LA-01	P1	9th March 2020

WLC290-1300-002	B	9th March 2020
WLC290-1300-001	B	9th March 2020
WLC290-1300-003	B	9th March 2020
2000/100	C	9th March 2020
1339-3-1803	C	9th March 2020
1339-3-1804	C	9th March 2020
2875-LA-02	P2	9th March 2020
1339-3-1802	C	9th March 2020
1339-3-1801	D	9th March 2020
1339-3-1800	D	9th March 2020
2000/134		9th March 2020
2000/133		9th March 2020
2000/132		9th March 2020
2000/131		9th March 2020
2000/130		9th March 2020
2000/138		9th March 2020
2000/137		9th March 2020
2000/136		9th March 2020
2000/135		9th March 2020
2000/139		9th March 2020
ELY/PH3/SCL/01		9th March 2020
ELY/PH3/SLP		9th March 2020
25290ea-03		9th March 2020
25290ea-02		9th March 2020
25290ea-01		9th March 2020
ELY/PH3/RSL/01	B	1st July 2020
ELY/PH3/NA44/01	B	1st July 2020
ELY/PH3/NA45/01	B	1st July 2020
ELY/PH3/NA45/02	B	1st July 2020
ELY/PH3/NB51/01	B	1st July 2020
ELY/PH3/NB51/02	B	1st July 2020
ELY/PH3/NT41/02	B	1st July 2020
25290ea-09		9th March 2020
JBA 19/286 TP01	C	9th March 2020
25290ea-11		9th March 2020
25290ea-10		9th March 2020
25290ea-08		9th March 2020
25290ea-07		9th March 2020
25290ea-06		9th March 2020
ELY/PH3/NT42/01	A	1st July 2020
2875-PP-01	P5	29th June 2020
2875-PP-02	P5	29th June 2020
ELY/PH3/NT41/03	A	1st July 2020
ELY/PH3/PA44/01	B	1st July 2020
ELY/PH3/PL1	C Sheet 1 of 2	1st July 2020
ELY/PH3/PL2	C Sheet 2 of 2	1st July 2020
22259-SK3		1st July 2020
ELY/PH3/SG3	A	5th June 2020
ELY/PH3/SG4	A	5th June 2020

1 Reason: To define the scope and extent of this permission.

- 2 The development hereby permitted shall be commenced within 2 years of the date of the approval of the last of the reserved matters.
- 2 Reason: To comply with Section 92 of the Town and Country Planning Act 1990, as amended.
- 3 Notwithstanding the details shown on Drawing no ELY/PH3/ML/01 Rev B, no above ground construction shall take place on site until samples of the 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.
- 3 Reason: To safeguard the character and appearance of the area, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015.
- 4 All hard and soft landscaping works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed in writing with the Local Planning Authority. If within a period of five years from last occupation (as specified by condition 11) from the date of the planting, or replacement planting, any tree or plant 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.
- 4 Reason: To ensure the longevity of the landscaping scheme, in accordance with policy ENV1 and ENV2 of the East Cambridgeshire Local Plan 2015.
- 5 No above ground construction shall take place until details of the equipment and surfacing of the Downham Meadow play areas have been submitted to and agreed in writing by the Local Planning Authority. The details shall also include the timing of the delivery of the play areas.
- 5 Reason: To ensure the play areas are constructed to an appropriate standard and delivered at the appropriate time and to safeguard the residential amenity of neighbouring occupiers, in accordance with Policy ENV2 of the East Cambridgeshire Local Plan, 2015
- 6 The tree protection measures as shown on Drawing JBA 19/286 TP01 Rev C, 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, plant, machinery or surplus soil shall be placed or stored thereon. If any trenches for services are required within the fenced areas they shall be excavated and backfilled by hand and any tree roots encountered with a diameter of 25mm or more shall be left unsevered.
- 6 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 Local Plan 2015.

- 7 The development shall be carried out strictly in accordance with the mitigation measures and the Phase 3 Work Schedule, shown in Table 6.1 of the Biodiversity Assessment, prepared by The Ecology Consultancy, dated December 2019.
- 7 Reason: To protect and enhance species in accordance with Policies ENV1, ENV2, and ENV7 of the East Cambridgeshire Local Plan, 2015.
- 8 No above ground construction shall take place until details of all street furniture have been submitted to and approved in writing by the Local Planning Authority.
- 8 Reason: To safeguard the character and appearance of the area, in accordance with Policy ENV2 of the East Cambridgeshire Local Plan, 2015
- 9 No above ground construction shall take place until a sample panel measuring no less than 1 metre 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.
- 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 take place on site until details of the windows and doors 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 details.
- 10 Reason: To safeguard the character and appearance of the area, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015.
- 11 Prior to any occupation of the development, a scheme for the maintenance of the soft and hard landscaping for a minimum period of five years from last occupation, shall be submitted to and agreed in writing by the Local Planning Authority. All works shall be maintained in accordance with the agreed scheme. The scheme shall include the following:
- i) methods for the proposed maintenance regime;
 - ii) detailed schedule;
 - iii) details of who will be responsible for the continuing implementation
 - iv) details of any phasing arrangements

The management and maintenance of the soft and hard landscaping shall be the responsibility of the developer until such time as any areas of public open space have been adopted by a public body or transferred to a private management company.

- 11 Reason: To ensure the longevity of the landscaping scheme, in accordance with policy ENV1 and ENV2 of the East Cambridgeshire Local Plan 2015.



Cambridgeshire Quality Panel

North Ely – Phase 3 Reserved Matters

Monday 2nd September 2019

East Cambridgeshire District Council HQ

The Cambridgeshire Quality Charter for Growth sets out the core principles for the level of quality to be expected in new development across Cambridgeshire. The [Cambridgeshire Quality Panel](#) provides independent, expert advice to developers and local planning authorities against the four core principles of the Charter: connectivity, character, climate, and community.

Scheme Description

Architect/Designer:

Applicant: Taylor Wimpey

Planning status: Pre-application for Reserved Matters

Issue date: 12th September 2019

Declarations of Interest

Panel members are required to declare any interests they may have in relation to the development before the Panel and any such interests are recorded here.

None.

Previous Panel Reviews

24 th March 2011	Ely Framework Plan
4 th November 2013	North Ely SPD
25 th November 2015	North Ely Design Code, Orchard Grand Character Area
19 th September 2016	Ely North Design Code first Phase

Development Overview

An application for pre-application advice was submitted to ECDC in July 2019. The proposal is for 255 homes, of which 26 are affordable, within Phase 3 of the Orchards Green Masterplan at Ely North. A variety of homes are proposed - including 2-5 bedroom detached, semi-detached and terraced houses. Access to this phase is taken from a new roundabout along the A10 to the north, and a further connection to the south along Cam Drive. Green space incorporates communal gardens, informal parkland and linear green space, and formal junior and toddler play spaces.

Ely North is proposed to deliver up to 3,000 homes, allocated under Policy ELY1 of the Local Plan 2015. Other key planning documents that have informed proposals include the North Ely Supplementary Planning Document (SPD), February 2014. An outline planning application for Orchard Green, comprising of 1,200 homes was granted permission in June 2016 (Reference: 13/00785/ESO).

Cambridgeshire Quality Panel views

The Panel had been issued with background reference information from the applicant and local planning authority ahead of the review session. This information is listed at Appendix A.

The advice and recommendations of the Panel reflect the issues associated with each of the four 'C's' in the Cambridgeshire Quality Charter and the main comments below include both those raised in the open session of the meeting and those from the closed session discussions.

Community – “places where people live out of choice and not necessity, creating healthy communities with a good quality of life”

The Panel discussed the phasing of Ely North, the delivery of the community hub and small amount of retail space. It was noted marketing of the nearby retail space is planned soon.

The Panel encouraged the developer to continue working up detail of the landscape strategy. The linear parks present opportunities for community meeting points, and improved links between them would maximise their amenity value.

The Panel had concerns about some of the parking courts and poor visibility. Consideration should be given to maximise natural surveillance.

Connectivity – “places that are well-connected enable easy access for all to jobs and services using sustainable modes”

The Panel observed the importance of connections to the existing centre of Ely for retail and services. Ely North was not based on a polycentric model and limited provision on site is proposed. Therefore the links from the site to the centre of Ely and beyond to the railway station are fundamental to its success. The Panel would welcome illustrations of the wider walking and cycling links.

It was noted Cam Drive is a busy road. Three crossings of Cam Drive are proposed, one of which has been delivered. The Panel felt the crossings of Cam Drive were of high importance and the design needed to be of sufficient quality so not to deter residents from cycling and walking to nearby schools or the centre of Ely.

The Panel asked if an east to west route for pedestrians and cyclists through to the linear green space (to the west of the site) can be provided.

The Panel suggested bringing cycle storage to the front of houses, e.g. as at the Berkeley Homes, Kidbrooke development. Cycling is important to the development and this would reflect that and actively promote sustainable travel.

The Panel welcomed the mixed approach to parking with on plot, on street and parking courts being used. The Panel also welcomed garages sized to easily accommodate a car. However the Panel were concerned parking provision was above standard. Future proofing a development for less cars, considering alternative uses of spaces is encouraged.

Character – “Places with distinctive neighbourhoods and where people create ‘pride of place’

It was noted chimneys are a key character of Ely houses and as such are proposed as part of the architecture for the development. The Panel enquired if they will serve a purpose if not as a flue then ventilation.

The Panel asked that consideration be given to appropriate street furniture and lighting to not detract from views of the cathedral.

The Panel would encourage the developer to continue working up detail of the landscape to help define character areas. The linear parks present opportunities for thematic and ecological links as well as community meeting points.

Parking courts are large areas of hard surface. Thought should be given to introducing SUDs as well as incorporating planting to provide shade and improve the quality of the space. The parking squares - near the centre of the site, and at the boundary to Cam Grove, need further thought, particularly to planting to deliver quality space within the community.

The Panel welcomed tree planting on street and its use to break up on street parking, and felt more could be made of the planting scheme proposed on the main boulevard from the A10 entrance. However there are some large sections of parking fronting some properties.

The Panel felt a good start had been made to the use of material and treatment of distinctive corner plots. They encouraged the latter to be in distinctive materials and not render.

There was some confusion as to the front and back of some properties and how legible it is for deliveries to find addresses, particularly properties to the west fronting onto the Green Edge.

The Panel encouraged the developer to carefully consider boundary treatments, the location of meter boxes, bins storage and where bins are placed for collection. All are important to a quality of the street scene. Bike storage at the front of houses (see connectivity above) can provide an opportunity to enhance the frontage.

It was noted the developer does not own the land immediately north of Cam Drive to be able to alter the layout and explore opportunities to have properties fronting the road.

Climate – “Places that anticipate climate change in ways that enhance the desirability of development and minimise environmental impact”

The Panel supported the approach taken to recognise biodiversity and connect through the site.

The earth bund on the boundary with the A10 presents opportunities to not just mitigate the noise and air pollution, but create habitats for reptiles and bees on the south facing site. The landscape design and planting should reflect this to incorporate more than just one function.

The Panel encouraged better design of the swales to allow for other uses e.g profile to allow willow planting. This could allow more area to be accessible and have a function when little water is retained.

Passive design of streets and use of trees in the street scene to provide shade was welcomed. Thought should be given to the local climate and it being a dryer and hotter part of the country. Street trees need to have large enough pits and sufficient quality soil to avoid being stressed during dry periods. Combining uses, it was asked if SUDs can be used to direct water to the tree pits. This has the added benefit of capturing

water nearer to where it fell with the potential to reduce the amount of land needed for swales.

The Panel would encourage consideration of rain gardens in open spaces.

The Panel questioned the ambition proposed on environmental performance, particularly mindful of the future homes standards and the move away from gas based heating. Taylor Wimpey have a fabric first approach reducing the carbon footprint of materials used. The Panel encouraged the developer to look further at future-proofing for occupants including roof orientation for future PV installations, battery storage area, and consideration of solar collectors on garages.

Panel Conclusions and Recommendations

In summary, the main recommendations of the Panel were:

- 1) The developer needs to demonstrate good quality pedestrian and cycle links to local schools, the centre of Ely, and the railway station.
- 2) Further develop character and provide clarity to reinforce wayfinding through the site.
- 3) The developer is encouraged to consider diminishing car use and opportunities to reuse parking spaces in the future.
- 4) The Panel supported the approach taken to recognise biodiversity and connect through the site. Further development of the landscape strategy is needed.
- 5) Develop planting in parking courts to improve the quality of these spaces.
- 6) Maximise the opportunity for open space to fulfil more than one function.
- 7) Realise the opportunities to provide amenities in the open spaces. E.g. Linear parks to provide meeting places and continuity of pedestrian and cycle links.
- 8) Further develop the design of swales to allow for more uses.
- 9) Look to gain best value out of SUDs. E.g. Rain gardens and tree pits.
- 10) Keep materials simple and use the right hierarchy, including for boundaries.
- 11) Consider the frontages of houses, the location of meter boxes and the inclusion of cycle storage.

12) Fabric first welcomed, but buildings and the roof scape should be future-proofed to allow for future climate resilience.

References

North Ely Design Code

Next Steps

The Panel would welcome the opportunity for ongoing engagement with the developer and design team as proposals for this site progress.

Attendees

Chair: Lynne Sullivan

Panel Members: David Birkbeck

Simon Carne

Luck Engleback

David Prichard

David Taylor

Panel Support:

David Carford, Cambridgeshire District Council

Local Authority:

Angela Briggs, East Cambridgeshire District Council

Rebecca Saunt, East Cambridgeshire District Council

Charlotte Burton (Observer from Cambridge City Council)

Applicant Team:

Dan Humphries, Planning Co-ordinator, Taylor Wimpey East Anglia

Andrew Wright, Design & Planning Manager, Taylor Wimpey East Anglia

Martyn Rodzian, Engineering Manager, Taylor Wimpey East

AngliaGraham Kime, Director, Gardner Stewart Architects (**Presenter**)

Susan Bertkau, Associate, Allen Pyke Associates (**Presenter**)

Duncan Jenkins, Projects Director, Endurance Estates

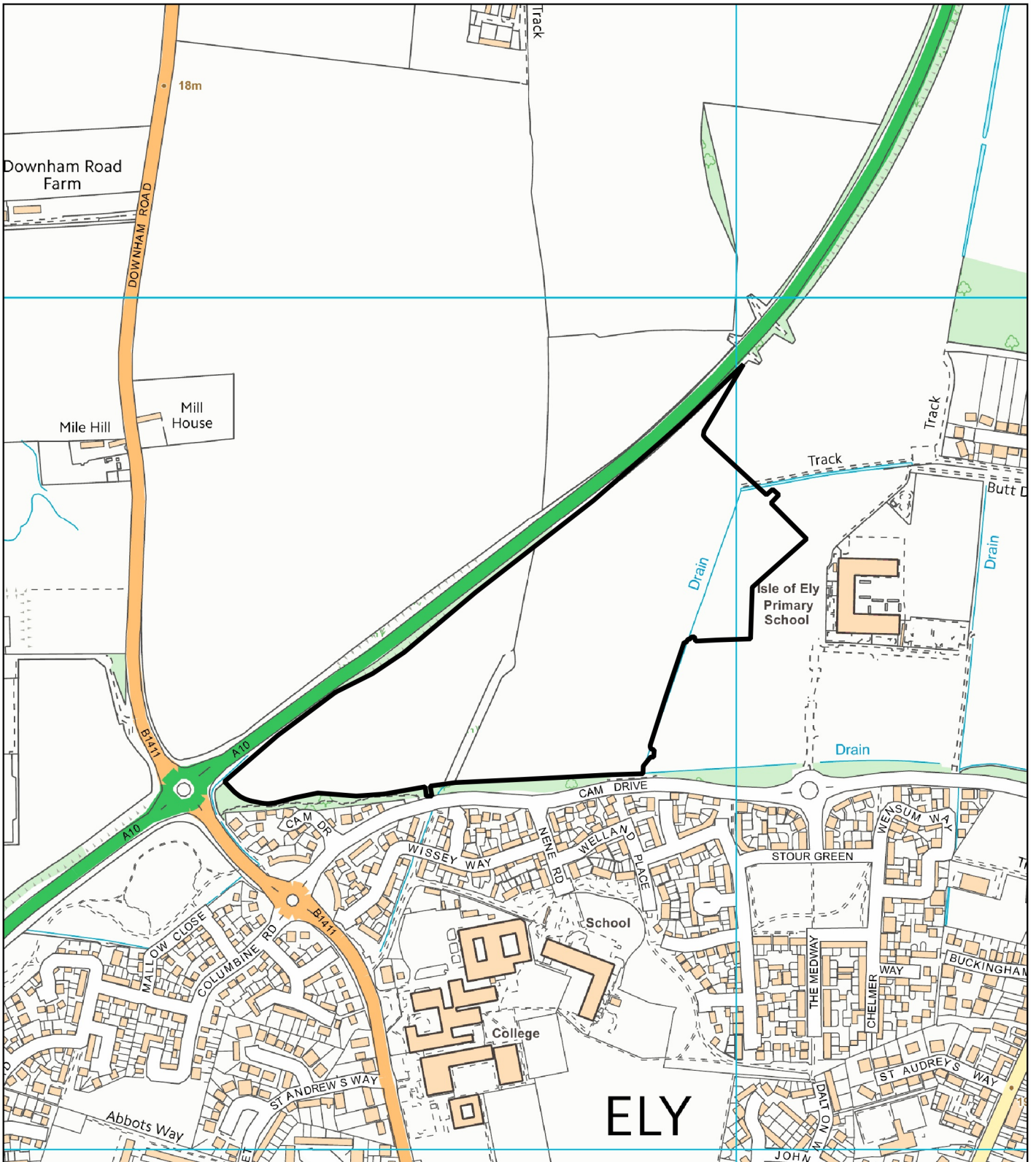
Appendix A – Background Information List and Plan

- Applicant briefing note
- Local authority background note

Documents may be available on request, subject to restrictions/confidentiality.

Indicative masterplan





20/00360/RMM

Land North of
Cam Drive
Ely



East Cambridgeshire
District Council

Date: 22/07/2020
Scale: 1:6,500



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MAIN CASE

Reference No: 20/00483/FUL

Proposal: Construction of 2 bedroom, two storey detached dwelling and associated works (resubmission of withdrawn 20/00001/FUL)

Site Address: 16 Parsonage Lane Burwell Cambridge CB25 0EN

Applicant: Mr R & Mrs J Gardiner

Case Officer: Rachael Forbes Planning Officer

Parish: Burwell

Ward: Burwell
 Ward Councillor/s: David Brown
 Lavinia Edwards

Date Received: 22 April 2020 **Expiry Date:** 14th August 2020

[V50]

1.0 **RECOMMENDATION**

1.1 Members are recommended to **APPROVE** the application 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
- 3 Contamination Investigation
- 4 Reporting of unexpected contamination
- 5 Scheme of surface water drainage
- 6 Parking
- 7 Soft landscaping scheme
- 8 Boundary Treatments
- 9 Detailed design
- 10 Construction times - Standard hours
- 11 Permitted development - ext and outbldg
- 12 Permitted Dev - windows and openings
- 13 Biodiversity Improvements

2.0 SUMMARY OF APPLICATION

- 2.1 The application seeks planning permission for the construction of a two bedroom, two storey detached dwelling and associated works.
- 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 has been called into Planning Committee by Cllr Edwards due to concerns from residents.

3.0 PLANNING HISTORY

- 3.1
- | | | | |
|--------------|--|-----------|------------|
| 20/00001/FUL | Construction of 3 bedroom, two storey detached dwelling and associated works | Withdrawn | 14.02.2020 |
|--------------|--|-----------|------------|

4.0 THE SITE AND ITS ENVIRONMENT

- 4.1 The application site is situated within the development envelope of Burwell. The site currently forms part of the garden of 16 Parsonage Lane. To the north of the site are residential dwellings at Parsonage Close, to the east is the host dwelling, to the south there are residential dwellings on the opposite side of Parsonage Lane and to the east is the neighbouring dwelling at 18 Parsonage Lane.

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.

Cadent Gas Ltd - 5 May 2020

BEFORE carrying out any work you must:

Ensure that no works are undertaken in the vicinity of our gas pipelines and that no heavy plant, machinery or vehicles cross the route of the pipeline until detailed consultation has taken place.

Carefully read these requirements including the attached guidance documents and maps showing the location of apparatus.

Contact the landowner and ensure any proposed works in private land do not infringe Cadent and/or National Grid's legal rights (i.e. easements or wayleaves). If the works are in the road or footpath the relevant local authority should be contacted.

Ensure that all persons, including direct labour and contractors, working for you on or near Cadent and/or National Grid's apparatus follow the requirements of the HSE Guidance Notes HSG47 - 'Avoiding Danger from Underground Services' and GS6 – 'Avoidance of danger from overhead electric power lines'. This guidance can be downloaded free of charge at <http://www.hse.gov.uk>

In line with the above guidance, verify and establish the actual position of mains, pipes, cables, services and other apparatus on site before any activities are undertaken.

Cadent Gas Ltd - 6 May 2020

We do not object to the proposal in principle.

Local Highways Authority - 11 May 2020

The highways authority has no objections in principal to this application

Recommended Conditions

HW15A - Parking area as shown on the approved plans

Informatives

This development involves work to the public highway that will require the approval of the County Council as Highway Authority. It is an OFFENCE to carry out any works within the public highway, which includes a public right of way, without the permission of the Highway Authority. Please note that it is the applicant's responsibility to ensure that, in addition to planning permission, any necessary consents or approvals under the Highways Act 1980 and the New Roads and Street Works Act 1991 are also obtained from the County Council.

CCC Growth & Development - No Comments Received

Waste Strategy (ECDC) - 15 May 2020

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).

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.

Ward Councillors - No Comments Received

Parish Council - 13 May 2020

Burwell Parish Council Objects

Burwell Parish Council support all neighbour concerns

Concern raised that properties/residents equally affected in Parsonage Close were not notified.

5.2 **Neighbours** – A site notice was erected on 13th May 2020. 5 neighbouring properties were notified and the responses received are summarised below. A full copy of the responses are available on the Council's website.

- No room for landscaping to the front of the site which does not have regard to local context.
- Concerns that Parsonage Lane Management Company and paying residents were not consulted.
- The proposals reduces light and results in overshadowing to the house and garden at 18 Parsonage Lane.
- The proposal will overlook number 18 Parsonage Lane and properties at Parsonage Close.
- The proposal will result in an increase in traffic to Parsonage Close.
- Extra on street parking on Parsonage Close will interfere with the turning circle.
- The creation of the access will result in the demolition of the Clunch wall.
- There could be issues accessing the fire hydrant on the roadside of the Clunch wall.
- Construction traffic on Parsonage Close.
- Access should be via Parsonage Lane.
- Original dwelling was proposed to be a three bed dwelling reducing to a two bed with study makes no difference to concerns raised.
- Overdevelopment of the site.
- Concerns that a gate may be added in future giving access to Parsonage Lane and increase parking on Parsonage Lane.
- Concerns around development on the tree in the garden of 16 Parsonage Lane.
- Concerns around building works being carried out while people are working from home.
- Proposed dwelling removes amenity space for the existing dwelling.

The Planning Policy Context

6.1 East Cambridgeshire Local Plan 2015

GROWTH 2	Locational strategy
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
COM 7	Transport impact
COM 8	Parking provision

6.2 Supplementary Planning Documents

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

9 Promoting sustainable transport

12 Achieving well-designed places

14 Meeting the challenge of climate change, flooding and coastal change

15 Conserving and enhancing the natural environment

6.4 Planning Practice Guidance

7.0 PLANNING COMMENTS

The main considerations in the determination of this application are the principle of development, visual amenity, residential amenity, highway safety and parking, ecology and trees, flood risk, contamination and any other matters.

7.1 **Principle of Development**

7.1.1 Policy GROWTH 2 of the East Cambridgeshire Local Plan, 2015 states that the majority of development will be focused on the market towns of Ely, Soham and Littleport but more limited development will take place in villages which have a defined development envelope. Within the defined development envelopes housing, employment and other development to meet local needs will normally be permitted – provided that there is no significant adverse impact on the character and appearance of the area and that all other material planning considerations are satisfied.

7.1.2 The site is located within the development envelope of Burwell and therefore the principle of development in this location would be considered acceptable subject to satisfying all other relevant material planning considerations.

7.1.3 This application is 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 result in an overbearing impact to the side windows of 16 Parsonage Lane. The proposal has now been reduced from a three bed dwelling to a two bed dwelling.

7.1.4 As per the Council's latest Five Year Land Supply Report, the Council can demonstrate a five-year supply of deliverable housing sites. As such, the housing

policies in the adopted East Cambridgeshire Local Plan 2015 are considered to be up-to-date.

7.2 Visual Amenity

- 7.2.1 Policy ENV 1 of the East Cambridgeshire Local Plan, 2015 states that development proposals should ensure that they provide a complementary relationship with the existing development and conserve, preserve and where possible enhance the distinctive and traditional landscapes and key views in and out of settlements. Policy ENV 2 states that development proposals ensure that the location, layout, massing, materials and colour of buildings relate sympathetically to the surrounding area.
- 7.2.2 The proposal seeks a two bedroom, two storey detached dwelling situated within the existing garden of 16 Parsonage Lane. The proposed dwelling would be approximately 7.2 metres in width, 7.5 metres in length at its longest point and 7.2 metres in height. The dwelling has been designed to reflect the host dwelling and the materials proposed are gault brickwork, natural slates and softwood painted windows and doors. The rear of the dwelling would face Parsonage Lane with the principal elevation facing Parsonage Close. The height of the proposed dwelling is shown on the submitted street scene plans to be of a lower height than the immediately adjacent neighbouring dwellings.
- 7.2.3 The Design Guide SPD states that in most cases building plots should be approximately 300sqm, the proposed development should be no more than one third of the plot size and garden space should be a minimum of 50sqm. The plot in this case is 250sqm which does fall below the guidance set out in the Design Guide, however the proposed site plan shows that the footprint of the proposed dwelling is 27% of the site area and the garden area provides adequate garden space. There has been concern raised that the proposal represents overdevelopment of the site as due to a lack of space, the proposal cannot incorporate any soft landscaping to the front of the site as the space is taken up by parking spaces, bin and cycle storage and that this does not reflect local context as the dwellings at Parsonage Close have deeper front gardens with landscaping. However, it is considered that landscaping could be provided as there are two routes shown on the plan to the rear garden, one of which could be used for soft landscaping. The Design and Access Statement sets out that all existing trees and shrubs along the common boundaries will be retained where possible and that landscaping of the site could be secured by a planning condition.
- 7.2.4 It would be considered reasonable and necessary, given the plot size to restrict permitted development rights in respect of extensions and outbuildings to ensure that sufficient amenity space is retained.
- 7.2.5 The proposal is a two storey dwelling, designed to reflect the host dwelling. It is considered that although the plot size is smaller than that set out in the Design Guide SPD that sufficient amenity space has been provided and the built form does not exceed one third of the plot and a landscaping plan could be secured by condition. It is considered that the proposed dwelling would not result in significant visual harm to the character and appearance of the area and therefore is

considered to comply with policies ENV 1 and ENV 2 of the East Cambridgeshire Local Plan, 2015.

7.3 Residential Amenity

- 7.3.1 Policy ENV 2 of the East Cambridgeshire Local Plan, 2015 states that new development will be expected to ensure that there is no significantly detrimental effect on the residential amenity of nearby occupiers and that occupiers and users of new buildings, especially dwellings, enjoy high standards of amenity.
- 7.3.2 The proposed dwelling has two immediately adjacent neighbours; number 18 Parsonage Lane to the west and number 16 Parsonage Lane to the east. When measuring the plans, the proposed dwelling would be approximately 5.5 metres from the neighbouring dwelling at number 18 Parsonage Lane. When measuring the plans, the land level is raised by approximately 1 metre; the street scene elevation plan shows that the proposed dwelling will not exceed the height of the adjacent dwellings.
- 7.3.3 Concern has been raised in relation to the proposed dwelling resulting in overshadowing and overlooking to the neighbouring dwellings, particularly 18 Parsonage Lane. In respect of overlooking, the first floor windows on the principal elevation are a bathroom and a landing. A landing is not a habitable room and would therefore result in a less significant overlooking impact and it is considered that it would not provide a direct view of the garden. The bathroom window would provide a direct view and it is considered reasonable and necessary to condition that this window is obscure glass and non-opening below 1.7 metres. It is also considered reasonable and necessary to impose a condition restricting additional windows without planning permission to prevent any potential overlooking impacts.
- 7.3.4 In respect of overshadowing, it is likely that the proposed dwelling will cause overshadowing to the side elevation of number 18 Parsonage Lane in the morning when the sun is in the east and to the garden area in the late morning/early afternoon. The side elevation of the dwelling has two windows and a door; it is believed the ground floor window is a secondary kitchen window and the first floor window is a landing and given this, it is considered that overshadowing to these windows would not be significant. It is noted that there is an existing boundary wall at 16 Parsonage Lane and trees which may already cause some overshadowing to the ground floor windows and the rear garden respectively. It is considered that the overshadowing to the garden area would be for short time in the late morning/early afternoon and would therefore not be considered significant enough to warrant refusal of the application.
- 7.3.5 In respect of the impact to the dwelling at number 16 Parsonage Lane, it is considered that the proposal may cause an overshadowing impact to the side windows on the ground floor, however, these are shown on the proposed site plan to be blocked in and as these are secondary windows, it is considered that blocking them in would not result in a significant impact to residential amenity.
- 7.3.6 Concern has been raised that the proposed dwelling removes all the private amenity space of the existing dwelling. While officers recognise that the private amenity space will be reduced, however, much of the existing amenity space is to

the side of the dwelling which is not considered to be particularly private; the wall to the rear is low enough to be looked over and it is likely that the garden can be seen from the dwellings across the road. The remaining amenity space would be a piece of garden to the front and an area to the rear and side which at the time of the site visit contained domestic paraphernalia which suggests that it is used. When measuring the plans the section across the rear of the dwelling is 44sqm and it is considered on the whole that this would be sufficient.

- 7.3.7 The proposal is not considered to result in a significant impact to the residential amenity of neighbouring dwellings or future occupiers and is therefore considered to comply with Policy ENV 2 of the East Cambridgeshire Local Plan, 2015.

7.4 Highway Safety and Parking

- 7.4.1 Policy COM 7 of the East Cambridgeshire Local Plan, 2015 states that development proposals shall provide a safe and convenient access to the highway network. The proposed dwelling would be accessed from Parsonage Close. There has been concern raised that the additional dwelling would result in an increase in traffic to the Close and that access should be via Parsonage Lane. Further concern was raised regarding that any on street parking could block the turning head and there could be issues accessing the fire hydrant on the roadside of the Clunch wall. There has also been concern raised regarding construction traffic.

- 7.4.2 The Local Highway Authority have been consulted as part of the proposal and have raised no objections and have requested a condition for the parking to be laid out as per the approved plan.

- 7.4.3 In respect of on street parking, Policy COM 8 of the East Cambridgeshire Local Plan, 2015 states that development proposals should provide adequate levels of car and cycle parking in accordance with the Council's parking standards which is two per dwelling, which has been provided. As sufficient parking has been provided the Local Planning Authority could not object to the proposal on the basis that it may result in extra on street traffic.

- 7.4.4 In respect of construction vehicles, it is not certain that the construction traffic will access the site from Parsonage Close. Furthermore, given the scale of the development and likely duration of the build, it would not be considered reasonable to condition a construction management plan.

- 7.4.5 The proposal is not considered to result in a significant impact to the highway and provides adequate parking provision. It is therefore considered that the proposal complies with Policies COM 7 and COM 8 of the East Cambridgeshire Local Plan, 2015.

7.5 Ecology

- 7.5.1 Policy ENV 7 of the East Cambridgeshire Local Plan, 2015 states that all applications for development that may affect biodiversity and geology interests must be accompanied by sufficient information to be determined by the Local Planning Authority, including an ecological report, to allow potential impacts and possible mitigation measures to be assessed fully. It also states that all development will be

required to protect the biodiversity and geological value of land and buildings and minimise harm to or loss of environmental features, such as trees, hedgerows, woodland, wetland and ponds. Policy ENV 1 states that development proposals should protect, conserve and where possible enhance the pattern of distinctive historic and traditional landscape features such as watercourses, characteristic vegetation, individual and woodland trees, field patterns, hedgerows and walls and their function as ecological corridors for wildlife dispersal. Policy ENV 2 states that all development proposals will be expected to make efficient use of land while respecting the density, urban and village character, public spaces, landscape and biodiversity of the surrounding area.

- 7.5.2 No information has been submitted in respect of ecology, however, it is considered that given the location and use of the site that there would be low biodiversity potential. The Design and Access Statement states that all trees and shrubs on the common boundary would be retained, however, all development should seek to enhance biodiversity and therefore it is considered reasonable that along with a landscaping plan that a scheme of biodiversity enhancements should be secured by condition.
- 7.5.3 There has been concern raised around the impact of development on the tree to the front of the site at 16 Parsonage Lane. The tree is situated to the front of the existing dwelling. While it is considered that the tree has no protection and therefore could be removed without the consent of the Local Planning Authority, the tree is a prominent feature and it is therefore considered that it would be reasonable to impose a condition for tree protection to be submitted.
- 7.5.4 The proposal is therefore considered to comply with Policies EN2 and ENV 7 of the East Cambridgeshire Local Plan, 2015.

7.6 Flood Risk and Drainage

- 7.6.1 Policy ENV 8 states that all developments and re-developments should contribute to an overall flood risk reduction. The sequential and exception test will be strictly applied across the district and new development should normally be located in flood zone 1; the application site is situated in flood zone 1 and therefore is considered to be acceptable.
- 7.6.2 The application form states that surface water will be disposed of via soakaways. Foul water would be disposed of via the main sewers. Details of the soakaways have not been shown on the plan, it is therefore considered that it would be reasonable and necessary that a scheme for the provision of surface water drainage could be secured by condition.
- 7.6.3 The proposal is therefore considered to comply with policy ENV 8 of the East Cambridgeshire Local Plan, 2015.

7.7 Contamination

- 7.7.1 Policy ENV 9 states that all development should minimise and where possible reduce all emissions and other forms of pollution, including light and noise pollution and ensure no deterioration in air and water quality.
- 7.7.2 The use of the site as a residential garden is likely to result in a low risk potential for contamination of the site, however, as this is not certain, it would be considered reasonable to condition a contamination investigation.
- 7.7.3 It is therefore considered that the proposed development is acceptable in terms of the risks of land contamination in accordance with policy ENV9 of the East Cambridgeshire Local Plan 2015.

7.8 Other Material Matters

- 7.8.1 Concerns have been raised that the Parsonage Lane Management Company and paying residents were not consulted. The Local Planning Authority does not hold records as to whether there is a management company for a property. The Local Planning Authority consult those properties that share a boundary with the application site and in this case, two site notices were erected, one on Parsonage Lane and one on Parsonage Close.
- 7.8.2 Concern has been raised that the proposed access would result in demolition of a Clunch wall and that this is likely a conservation issue. When the previous application was submitted the Conservation Officer visited the site and had no concerns regarding the removal of the wall.
- 7.8.3 There has been concerns raised that in future a gate may be added to give access via Parsonage Lane. The Local Planning Authority can only assess what has been applied for and the proposal does not include access via Parsonage Lane. If an access/gate were to be considered in future it may require a planning application.
- 7.8.4 Concern has been raised around the construction period while more people are working from home. It is considered that it is likely at present that more people are working from home but that this may not be the case by the time the build commences and the build time for a single dwelling is likely to be relatively short. Furthermore, if the construction process were to cause any undue disturbance, this could be reported as a statutory nuisance which would be investigated under separate legislation.

7.9 Planning Balance

The proposal would be smaller than 300sqm, as required by the Council's Design Guide SPD. However, given the proportions of the dwelling and its position on the plot it is considered that the proposal provides adequate amenity space and the build only takes up 27% of the plot. The proposed dwelling is not considered to be out of keeping with the character of the area and its design reflects the local vernacular of the locality. The proposal provides sufficient parking and provision of bins and bike storage with potential to integrate some soft landscaping around the dwelling. The proposal is not considered to result in a significant impact to residential amenity, either to neighbouring dwellings or future occupiers. The

proposal, on balance, is considered to comply with relevant Local Plan policies and is therefore recommended for approval.

8.0 APPENDICES

8.1 Conditions – Appendix 1

<u>Background Documents</u>	<u>Location</u>	<u>Contact Officer(s)</u>
20/00483/FUL	Rachael Forbes Room No. 011	Rachael Forbes Planning Officer 01353 665555
20/00001/FUL	The Grange Ely	rachael.forbes@eastcambs.gov.uk

National Planning Policy Framework -

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

East Cambridgeshire Local Plan 2015 -

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

APPENDIX 1 - 20/00483/FUL Conditions

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

Plan Reference	Version No	Date Received
P-5053-03		6th April 2020
P-5053-04		6th April 2020
P-5053-05		6th April 2020
P-5053-06		6th April 2020
P-5053-07		6th April 2020
P-5053-01		28th May 2020
P 6148-01	A	28th May 2020
P-5053-02		22nd April 2020

- 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).

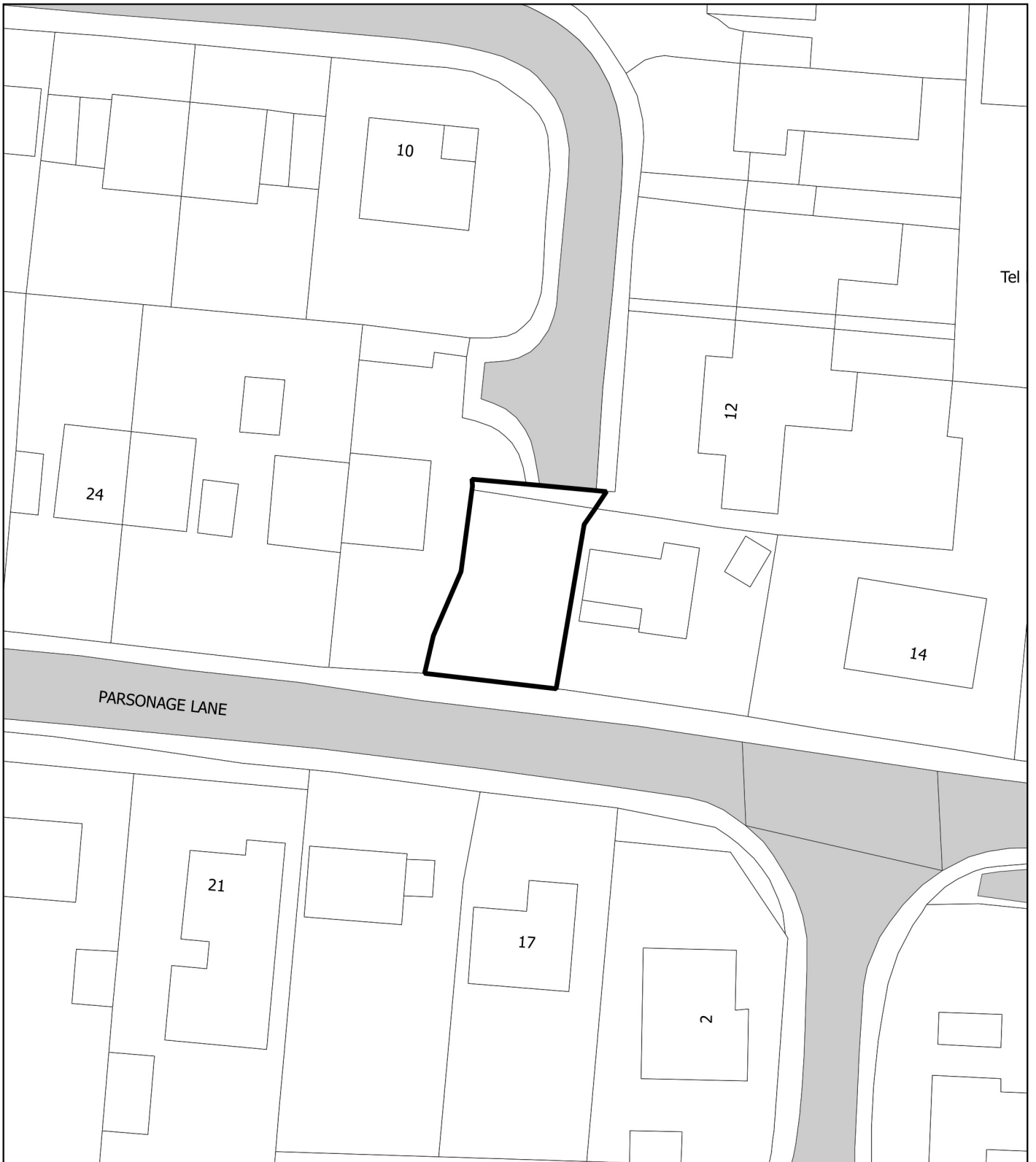
This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'. Any remediation works proposed shall be carried out in accordance with the approved details and timeframe as agreed in writing by the Local Planning Authority.
- 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 until a scheme to dispose of surface water has been submitted to and approved in writing by the Local Planning Authority. The scheme(s) shall be implemented prior to occupation.
- 5 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.
- 6 The parking shall be laid out as per the approved drawing P-5053-01.
- 6 Reason: In the interests of highway safety, in accordance with policies COM7 and COM8 of the East Cambridgeshire Local Plan 2015.
- 7 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.
- 7 Reason: To safeguard the character and appearance of the area, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015.
- 8 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 occupation.

- 8 Reason: To safeguard the character and appearance of the area, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015.
- 9 No above ground construction shall take place on site until details of the walls, roof, windows and doors 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 details.
- 9 Reason: To safeguard the character and appearance of the area, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015.
- 10 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.
- 10 Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015.
- 11 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.
- 11 Reason: To safeguard the character and appearance of the area, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015.
- 12 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, without the prior written consent of the Local Planning Authority.
- 12 Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015.
- 13 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.
- 13 Reason: To protect and enhance species in accordance with policies ENV1, ENV2 and ENV7 of the East Cambridgeshire Local Plan 2015.
- 14 No development shall take place until a scheme for the protection during construction of the trees on the site, in accordance with BS 5837:2012 - Trees in relation to design, demolition and construction - Recommendations, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall show the extent of root protection areas and details of ground protection measures and fencing to be erected around the trees, including the type and position of these. The protective measures

contained with the scheme shall be implemented prior to the commencement of any 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, plant, machinery or surplus soil shall be placed or stored thereon. If any trenches for services are required within the fenced areas they shall be excavated and backfilled by hand and any tree roots encountered with a diameter of 25mm or more shall be left unsevered.

- 14 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 Local Plan 2015. The condition is pre-commencement in order to ensure that the protection measures are implemented prior to any site works taking place to avoid causing damage to trees to be retained on site.
- 15 The bathroom window in the principal (north) elevation shall be glazed using obscured glass and any part of the window(s) that is less than 1.7m above the floor of the room in which it is installed shall be non-opening. The window(s) shall be permanently retained in that condition thereafter.
- 15 Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015.



20/00483/FUL

16 Parsonage Lane
Burwell



East Cambridgeshire
District Council

Date: 22/07/2020
Scale: 1:500



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MAIN CASE

Reference No: 20/00557/ESF

Proposal: Proposed Development of a Solar Farm and Ancillary Development

Site Address: Site North Of Hightown Drove Burwell Cambridgeshire

Applicant: Burwell 1 Solar Limited

Case Officer: Andrew Phillips Planning Team Leader

Parish: Burwell

Ward: Burwell

Ward Councillor/s: David Brown
Lavinia Edwards

Date Received: 1 May 2020 **Expiry Date:** 21 August 2020

[V51]

1.0 **RECOMMENDATION**

1.1 Members are recommended to approve the application subject to the recommended conditions below; the conditions can be read in full on the attached appendix 1.

- 1 Approved Plans
- 2 Time Limit
- 3 Lifetime of the development
- 4 Soft Landscaping
- 5 Landscape Management
- 6 Max Electrical Output
- 7 Archaeological
- 8 Construction/Piling Times
- 9 Construction Environmental Management Plan (CEMP)
- 10 Biodiversity Improvements
- 11 Surface Water
- 12 No External Lights
- 13 Hard Landscaping

2.0 **SUMMARY OF APPLICATION**

2.1 This application is presented to Planning Committee in accordance with the Council's Constitution.

2.2 The proposal is seeking permission for a solar farm with a maximum output of 49.995MWe, which comes from circa 150,000 Photovoltaic Solar Panels, for a period of 40 years. In addition to this:

- 24 Inverter/Transformer Stations
- 4 Storage Containers
- 1 Switchgear Building
- 1 Control Room Building
- 45 4m High CCTV cameras

As well as other associated infrastructure and landscaping.

2.3 The application was amended to remove the work with the National Grid Substation. The developer is relying on the National Grid to undertake these works, which National Grid have confirmed they will do. The red line goes to the boundary of the Substation to allow for any suitable connection into the National Grid.

2.4 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.**

3.0 PLANNING HISTORY

3.1 No relevant on site history. However, there are several large solar farms in the local area either seeking approval, consented or operational.

The operational solar farms in the local area to the site are at Stowbridge Farm (south of Stretham), Triangle Farm (West of Soham) and Heath Road (south of Burwell).

A solar farm is also currently under construction at Goose Hall Farm (north of Burwell).

In addition there is also a proposed solar farm between Wicken and Soham (20/00522/FUM) that is likely to be determined in the latter half of 2020.

There are also pre-application stage discussions in regards to a solar farm to the east of Soham and the National Strategic Infrastructure Project (NSIP) of Sunnica Energy Farm (solar and batteries) that is located to the south of Chippenham, west of Kennett and south east of Isleham.

4.0 THE SITE AND ITS ENVIRONMENT

4.1 The site is an area of relatively flat open agricultural countryside located on the western edge of Burwell and to the north of Reach. The site is approximately 80 hectares (197.7 acres).

4.2 To the southwest, west and north of the site is predominantly open 'fen' countryside. There is a sparse scattering of trees and agricultural buildings, as well as the pylons

that go in a north-south direction. All of these are visible within the landscape due to the openness of the area.

- 4.3 To the east of the site is the built up area of Burwell, with the Burwell Substation being a significant piece of infrastructure immediately to the east of the site. Further east the land continues to rise and mature trees become common place.
- 4.4 To the south as well as the village of Reach there is the Site of Special Scientific Interest (SSSI) Devil's Dyke. To the northwest is the SSSI of Wicken Fen, which can be reached via the Lodes Way (cycle route) that runs through the site.
- 4.5 There is an area within the middle of the site, though not within the red line, that benefits from hedges and trees.

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.

Burwell Parish Council - 10 June 2020

States:

"Burwell Parish Council has No Objections as long as Biodiversity Surveys are acceptable and any comments raised by National trust Wicken Fen are addressed."

Burwell Parish Council - 1 July 2020

"States:

Burwell Parish Council note the letters of objections and petition from residents. Burwell Parish support neighbours noise concerns. Please ensure quieter filing strict time guidelines.

Burwell Parish Council has No Objection - nothing to add to previous comments."

Reach Parish Council- 10 June 2020

States:

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

Reach Parish Council is not necessarily opposed to the above application but is unable to form a definitive view as we feel it lacks sufficient detail.

The scale and location of the proposed development, in a flat, open landscape of recreational and conservation importance, has the potential for significant adverse visual intrusion. We do not think that the proposal's visual impact has been adequately assessed and therefore are not yet assured that the proposed mitigations are adequate.

Specifically, we are concerned that the glint and glare analysis does not consider the impact on residents of Reach or recreational users in the area. We also feel that the LVIA is light in its analysis of impact on views from the banks of Reach (and Burwell) Lode and from the Devil's Dyke which sit 3 metres or more above the site of the proposed development.

The Parish Council appreciates that each application must be judged on its own merits but is concerned that large developments of this type in this area should be looked at together and a strategic plan created to assess and manage the accumulative impact of several such developments.”

Reach Parish Council – 6 July 2020

States:

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

Reach Parish Council is not necessarily opposed to the above application but remains unable to form a definitive view as sufficient detail has not been forthcoming.

As stated in our earlier letter, the proposed development would be a significant presence in the landscape. We still consider that the proposal’s visual impact has not been adequately assessed and are therefore not assured that the proposed mitigations are adequate.

Specifically:

- The Parish Council can see no indication that the LVIA has taken account of the fact that viewpoint 6 stands some metres above the surrounding landscape
- there is no assessment of visual impact from Reach Lode bank to the south west of point 6 and from the Devil’s Dyke south west of point 3. We suspect that Zone of Theoretical Visibility (ZTV) map would be markedly changed by assessments from these areas as both stand some height above the area of the proposed development. In these circumstances we are not confident that reed bed screening alone is sufficient mitigation. This is important as both areas are of recreational, archeological and environmental significance.
- The Parish Council remain concerned that the glint and glare analysis does not consider the impact on residents of Reach or recreational users in the area.

The Parish Council appreciates that each application must be judged on its own merits but is concerned that developments of this type in this area should be looked at together and a strategic plan created to assess and manage the cumulative impact of several such developments.”

Cllr David Brown – 10 July 2020

States:

“If you are minded to recommend approval, may I please suggest strict working conditions are recommended during the construction phase. This spring/early summer a Solar Farm has been being constructed in Burwell. I have rarely come across anything that has caused so many complaints, primarily associated with noise from the piling machines used to put in the supports for the panels. Hours of work and associated noise need to be addressed by conditions in my opinion.”

ECDC Trees Team - 13 May 2020

States:

“No tree related objections though further screening and increased biodiversity could be beneficial and this could be achieved by the planting of sections of native species hedging as well as individual and small groups of native trees this should help to reduce the visual scale of the proposed development within the wider landscape. Carefully planned the planting could mimic the existing landscape views.”

National Air Traffic Services Ltd - 14 May 2020

States:

“The proposed development has been examined from a technical safeguarding aspect and does not conflict with our safeguarding criteria. Accordingly, NATS (En Route) Public Limited Company ("NERL") has no safeguarding objection to the proposal.

However, please be aware that this response applies specifically to the above consultation and only reflects the position of NATS (that is responsible for the management of en route air traffic) based on the information supplied at the time of this application. This letter does not provide any indication of the position of any other party, whether they be an airport, airspace user or otherwise. It remains your responsibility to ensure that all the appropriate consultees are properly consulted.

If any changes are proposed to the information supplied to NATS in regard to this application which become the basis of a revised, amended or further application for approval, then as a statutory consultee NERL requires that it be further consulted on any such changes prior to any planning permission or any consent being granted.”

Cambridge Airport Ltd - 26 May 2020

States:

“The proposed development has been examined from an aerodrome safeguarding perspective and does not conflict with safeguarding criteria. We, therefore, have no objection to this proposal.”

Defence Infrastructure Organisation Safeguarding (Wind Turb) - 5 June 2020

States:

“Thank you for consulting the Ministry of Defence (MOD) on the above proposed development which was received by this office on 12/05/2020. I can confirm the MOD has no safeguarding objections to this proposal.

I trust this is clear however should you have any questions please do not hesitate to contact me.”

The National Trust - 16 June 2020

States:

“The proposed development is immediately adjacent to land owned by the National Trust at Wicken Fen. It is approximately 1800 metres from Wicken Fen SSSI, also part of Fenland SAC and also falls within the Wicken Fen Vision Project area.

Principle of Development

It is acknowledged that the National Planning Policy Framework (NPPF) lends support to proposals for renewable energy developments if its impacts are (or can be made) acceptable. The NPPF also states that such developments should contribute to and enhance the natural environment. Furthermore, that opportunities to incorporate biodiversity improvements in and around developments should be encouraged, especially where this can secure measurable net gains for biodiversity.

The National Trust has a duty to protect and care for special places so people and nature can thrive, but climate change poses one of the greatest risks to them. We believe in the need to grow renewable energy and reduce dependence on fossil fuels. Accordingly, we do not object to the principle of this proposal.

We consider that schemes should be holistically designed to take account of effects on the environment including wildlife and landscape. However, we understand that in order to reduce carbon emissions and meet the country's net zero targets, this could result in some effects to landscape and places of significance, but these should be minimised or avoided where possible.

Landscape and Visual Impact

The proposed solar panels will undoubtedly have a visual impact on the landscape. They will be seen from some areas of Wicken Fen in the short term (first three years). In order to mitigate this in the longer term a reed-fringed ditch is proposed along the boundaries of the development. We are of the opinion that the reeds would not grow to a height of 3 metres (as set out in the application) and would not achieve screening from elevated positions along the lode banks. However, we do consider that this is an appropriate boundary treatment for the character of the area. It will provide the most interest and will involve re-wetting of some areas of the development which can only be of further benefit to the soils. We also acknowledge that the site sits within a flat landscape and within the context of some existing energy infrastructure. We believe the visual impact of this development needs to be balanced against other material considerations, as set out below.

Biodiversity, Habitats and Soils

Given the nature of the development and distance from the statutorily designated areas of Wicken Fen we are of the opinion that the development is unlikely to impact on the SSSI or SAC features.

At this particular site we consider that the proposed use would be more beneficial for biodiversity, wildlife and soils than intensive agriculture. The proposals will create/enhance habitats that reflect some SSSI features (ie Lowland ditch systems, S4 - *Phragmites australis* swamp and reed-beds). There could be further ways to further improve the biodiversity on the site, such as choosing an appropriate seed mix for the grassland sown underneath the panels and the management of this grass so that it is not mown or grazed so closely. We would be happy to discuss this with the developer.

We do have some concern about aquatic invertebrates and birds and there is little consideration of the impacts of ground mounted solar panels on these species in the submitted documents. However, we are aware that published research and evidence on this issue is limited. Birds and invertebrates can travel a significant

distance and are of importance at Wicken Fen. Existing reviews state that concerns are most likely when they are located in or close to protected areas, notably where the polarising effect of solar panels may induce drinking behaviour in some bird taxa, where the birds mistake the panels for water, or close to water features where development could pose risks to aquatic invertebrates; solar panels have the capacity to reflect polarised light, which can attract polarotactic insects, which has the potential to impact their reproductive biology. The behavioural and habitat requirements of these species should be taken into consideration and we are of the opinion that further advice on this should be sought from Natural England.

Recognising the void in evidence regarding the impact of solar farms on biodiversity we consider there is a research opportunity with the proposed development and would be happy to work with the developer by advising on a monitoring approach to investigate bird and invertebrate behaviours, soil quality/loss and carbon capture (pre and post construction).

Wicken Fen Vision Area

In 1999, the National Trust launched the Wicken Fen Vision. This is a 100-year plan to create a diverse landscape for wildlife and people over an area of 53 square kilometres. Less than 1% of original fen survives in East Anglia, of which Wicken Fen is a fragment. Having grown to 358 hectares, the nature reserve was too small and isolated to guarantee the survival of all of its rare and numerous species, and under pressure from the increasing numbers of people seeking its peace and tranquillity. Hence the development of the Wicken Fen Vision.

After 20 years the need for the Vision is greater than ever before with demands on our environment continuing to increase. The Wicken Fen Vision will deliver on a landscape scale to give nature the space it needs. To create an extensive landscape for wildlife that is sustainable and adaptable we intend to extend the Wicken Fen nature reserve allowing wildlife to thrive and move across a Fen landscape.

This proposal removes scope to include this land wholly for nature within the Wicken Fen Vision. However, in the interim, it does present biodiversity gain and will prevent the soils losses found under intensive production. The land will remain within Vision Area, and the National Trust would like to be consulted on the restoration plan for when this land use ceases. We would be grateful if we could be named as a consultee within a condition to secure a restoration plan.

Conclusion

We acknowledge the benefits of this development in tackling climate change. We also appreciate the need to balance the benefits of the development in terms of soils and habitats by taking land out of intensive arable production in this location with the visual impact of the solar panels on the landscape.

Therefore, we do not object to the principle of the development and, on balance, we consider that with the mitigation set out in the application, the benefits would outweigh the harm. However, we are keen to secure the following:

- The National Trust are named as a consultee in a condition to secure a restoration plan when the solar farm ceases to operate;
- A commitment from the developer to the research opportunities outlined above.

We would be grateful if the above points could be taken into consideration.”

Cambs Wildlife Trust - 18 May 2020

States:

“This professional ecological advice has been provided in accordance with the Service Level Agreement held with East Cambridgeshire District Council.

I have had an initial look through the Environmental Statement, ecological sections and the Design and Access Statement. The ecological survey effort appears appropriate for the nature of the proposal, as do the species protection and mitigation measures. However, before I comment further I would like a copy of the original spreadsheet on which the biodiversity net gain calculation was made, as I have concerns that the summary figures for net gain presented in Table 4.1 of appendix 7.2a (40% net gain) may not marry with the proposed species mixes being proposed within the Design and Access statement. I would still expect a net gain to be achievable through this development, but this does need to be double checked.

If after my review of the net gain assessment there is still sufficient net gain, then all ecological mitigation and enhancement measures will need to be secured through preparation and implementation of a Landscape and Ecology Management Plan that covers the construction period and the whole operational life of the solar farm. This must be approved prior to construction and will need to be secured through the use of appropriately worded planning conditions and / or s106 planning agreement.

I hope these comments are of help to you. If you have any queries regarding this advice, please don't hesitate to contact me. I will comment further once I am in receipt of the excel version of the biodiversity net gain calculator.”

Cambs Wildlife Trust - 22 May 2020

States:

“I am in receipt of the original Biodiversity Net Gain calculation and I can confirm that I agree with the assessment of net gain. Therefore from a biodiversity perspective should all the proposed ecological mitigation and enhancement measures be secured and delivered through appropriately worded planning conditions then the application can be determined.”

Natural England - 20 May 2020

States:

“SUMMARY OF NATURAL ENGLAND'S ADVICE - NO OBJECTION

Based on the plans submitted, Natural England considers that the proposed development will not have significant adverse impacts on statutorily protected nature conservation sites or landscapes...

Soils and Land Quality

Based on the information available to us we consider this application may impact on 'best and most versatile agricultural land' (paragraph 170 and 171 of the National Planning Policy Framework refers). We consider that the proposed development is unlikely to lead to significant long term loss of best and most versatile agricultural land, as a resource for future generations. This is because the solar panels would be secured to the ground by steel piles with limited soil disturbance and could be

removed in the future with no permanent loss of agricultural land quality likely to occur, provided the development is undertaken to high standards. Although some components of the development, such as construction of a sub-station, may permanently affect agricultural land this would be limited to small areas...

We would also advise your authority to apply conditions to secure appropriate agricultural land management and/or biodiversity enhancement during the lifetime of the development, and to require the site to be decommissioned and restored to its former condition when planning permission expires.

Sites of Special Scientific Interest Impact Risk Zones

The Town and Country Planning (Development Management Procedure) (England) Order 2015 requires local planning authorities to consult Natural England on "Development in or likely to affect a Site of Special Scientific Interest" (Schedule 4, w). Our SSSI Impact Risk Zones are a GIS dataset designed to be used during the planning application validation process to help local planning authorities decide when to consult Natural England on developments likely to affect a SSSI. The dataset and user guidance can be accessed from the data.gov.uk website"

Natural England - 2 June 2020

States:

"Natural England has previously commented on this proposal and made comments to the authority in our letter reference 316946, dated 20 May 2020.

The advice provided in our previous response applies equally to this amendment although we made no objection to the original proposal.

The proposed amendments to the original application are unlikely to have significantly different impacts on the natural environment than the original proposal.

Should the proposal be amended in a way which significantly affects its impact on the natural environment then, in accordance with Section 4 of the Natural Environment and Rural Communities Act 2006, Natural England should be consulted again. Before sending us the amended consultation, please assess whether the changes proposed will materially affect any of the advice we have previously offered. If they are unlikely to do so, please do not re-consult us."

Design Out Crime Officers - 20 May 2020

States:

"Thank you for the opportunity to review the proposed development. I have reviewed relevant documents and drawings and fully supportive of the security measures being considered. This should ensure community safety and vulnerability to crime is being addressed. This area does attract rural crime especially poaching and I have made our rural crime team and Countryside Watch aware of this application. No objections but if the applicant would like site specific site security advice in the future more than happy to be involved.

No further comments at this stage."

Local Highways Authority - 26 May 2020

States:

“Whilst I would not normally comment on ESF application I have reviewed the access arrangement and I would not have any objections.

The development will be accessed from existing access with the highway through a power station. Once constructed there will be minimum amounts of traffic generated from this site.”

Local Highways Authority – 13 July 2020

States:

“As far as can be determined access to this site will be from the drove which will have no impact on highways safety. The route the construction vehicles take will be determined by construction management plan which should be conditioned accordingly.”

Environment Agency - 28 May 2020

States:

“FLOOD RISK

We have reviewed the Flood Risk Assessment (FRA) details within the Planning and Design and Access Statement submitted and find the details acceptable. However, to reduce the risk of flooding to the development and future occupants in extreme events, your authority may wish to consider applying a condition to any subsequent permission to ensure the implementation of proposed mitigation measures.

The proposed development will only meet the requirements of the National Planning Policy Framework if the measures outlined in the FRA details within the Planning and Design and Access Statement, by Axis, ref: Proposed Development of a Solar Farm and Ancillary Development on Land to the West of Burwell Substation, East Cambridgeshire, dated April 2020 are implemented in full unless otherwise agreed by the planning authority. The mitigation measures shall be fully implemented prior to occupation or in accordance with the timing/phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

We do not need to be consulted on any matters related to this condition. It should be noted that the submitted FRA states that:

The Inverter-Transformer Stations would be raised 600mm above ground level to provide flood resilience.

Advice to LPA

With regard to the second part of the Exception Test, your Authority must be satisfied with regards to the safety of people (including those with restricted mobility), the ability of such people to reach places of safety, including safe refuges within buildings, and the ability of the emergency services to access such buildings to rescue and evacuate those people.

In all circumstances where flood warning and evacuation are significant measures in contributing to managing flood risk, we expect local planning authority to formally consider the emergency planning and rescue implications of new development in making their decisions.

We strongly recommend that your Emergency Planner is consulted on the above issues.”

Lead Local Flood Authority - 25 June 2020

States:

“At present we are unable to support the application for the following reason:

1. No assessment of surface water runoff as a result of the development has been made. Whilst it is broadly accepted that solar farms do not respond in the same way as impermeable surfaces, they can lead to localised channelling of rainfall, particularly on sloping sites. This has the potential to increase flood risk downstream.

Options such as the inclusion of a French drain at the base of each row to intercept flows, inclusion of a swale(s) at the lowest parts of the site and designing panels with horizontal slots across the surface area should be considered as measures to manage surface water.”

Lead Local Flood Authority – 10 July 2020

We have reviewed the clarification presented in email by Axis PED and they confirmed the following:

- Gaps will be incorporated within the panel surface to distribute the water more evenly than if it were a solid panel.
- The site is generally flat with only a gentle slope. 5m wide reed bed channels will be incorporated to intercept surface water. The total area of reed bed is proposed to be 18,000m² around the solar farm

Based on these, as Lead Local Flood Authority (LLFA) we **can remove our objection** to the proposed development. It is felt that management of the reed bed and surface of the land can be dealt with by a suitably worded condition for landscape management.

The Ely Group of Internal Drainage Board - 26 May 2020

States:

“This application for development is within the Swaffham Internal Drainage District. The Board has met with the consulting engineer for the application to discuss surface water disposal, as well as the impact on the Board's Main Drain network. The Board has no concerns in relation to the surface water disposal from the site and providing the site is constructed as agreed and the necessary consents are obtained, the Board has no objections to this application.”

Historic England - 1 June 2020

States:

“On the basis of the information available to date, we do not wish to offer any comments. We suggest that you seek the views of your specialist conservation adviser”

Conservation Officer – 13 July 2020

States:

“The closest concentrations of designated heritage assets to the site are in Burwell +800m to the east and Reach 1km to the south. AOC Archaeology’s heritage impact assessment states: ‘An assessment of potential setting impacts of the proposed development on the surrounding designated assets found that there is unlikely to be any intervisibility between the Site and the majority of the surrounding designated heritage assets (Sites 1-7, 10, 102, 104-106) and as such no impact or harm is anticipated (7.3.4).’ Given the separation distances, the nature of the topography and the height of the PV arrays, this seems a fair conclusion.

Recommendation: no objection”

Environmental Health – 7 July 2020

States:

“I have read the Noise chapter of the Environmental Statement which covers the potential noise emitted from the site once it is up and running and I have no issues to raise with this (but if permission is granted I would like to discuss a suitable wording for a condition to control noise emissions from the site).

My main concern is with the construction/installation phase and I want to ensure that if this application is granted there is as much control over the development/construction phase as possible in order to mitigate noise.

The Description and Construction Method chapter of the Environmental Statement confirms that piling will be required to install the panel arrays and goes on to outline their desired Construction Hours in points 4.3.5 and 4.3.6. It is my opinion that these times are too relaxed and I would therefore suggest the following two sets of construction times –

The standard hours below to control construction times and deliveries during the construction phase:

07:30 – 18:00 each day Monday – Friday
07:30 – 13:00 on Saturdays and
None on Sundays or Bank Holidays

And the times below specifically to control ground piling:

09:00 – 17:00 each day Monday – Friday
None on Saturdays, Sundays or Bank Holiday

I would also request that a piling method statement be produced and agreed in writing with the Local Planning Authority (LPA) before work takes place.

I would also advise that prior to any work commencing on site a Construction Environmental Management Plan (CEMP) shall be submitted and agreed in writing with the Local Planning Authority (LPA) regarding mitigation measures for the control of pollution (including, but not limited to noise, dust and lighting etc) during the construction phase. The CEMP shall be adhered to at all times during the construction phase, unless otherwise agreed in writing with the Local Planning Authority (LPA).

The Description and Construction Method chapter of the Environmental Statement states that the only external lighting will be located above access doors and activated by motion sensors which I have no issue with. I would however suggest a condition which states no external lighting is to be installed without prior written confirmation from the LPA.

No other points to raise at this time but happy to discuss any of this in greater detail if required.”

National Grid – 16 July 2020

States:

“National Grid understands that Phillip Roden (Axis), planning agent acting on behalf of AGR for planning application ref (20/00557/ESF) has advised that the Local Planning Authority (ECDC) has sought confirmation of the following points:

a) A grid connection is available to the applicant.

National Grid response:

Information in relation to project grid connections is formally captured on the Transmission Entry Capacity or TEC Register, accessible through the NGENSO website - <https://www.nationalgrideso.com/connections/registers-reports-and-guidance>. This is publicly available information, and the LPA should refer to this.

b) That the connection works to the substation will be done under National Grid’s Permitted Development Rights.

National Grid response:

To connect Burwell Solar Farm into National Grid’s existing Burwell 400kV Substation will require the installation of a new electricity transformer and cable connection. These connection works are Permitted Development under Schedule 2, Part 15, Class B of the General Permitted Development Order (2015), and National Grid will be submitting a letter to East Cambridgeshire District Council to that effect in the very near future. This letter will include a plan clearly showing, for information, National Grid’s proposed works. It should, however, be noted that the cable from Burwell Solar Farm to the new electricity transformer will be owned by the customer (AGR) and therefore it will be the customer’s responsibility to obtain any necessary permissions or consents for that cable.”

Cambridgeshire Archaeology – 17 July 2020

States:

“I confirm that an archaeological programme commencing with trench based evaluation is required for this scheme: to be undertaken post consent.

The Environment Statement presents a very useful deposit model gained from the recommended borehole survey, which indicates the survival of fen peat

overlying the chalk marl substrate at depths of between c. 80cm and 1m - though inconsistently across the site. The date of the peat has not been ascertained in this survey, or has the potential for preserved dryland soils pre-dating the prehistoric formation of the fen. These objectives and that of finding if archaeological remains are stratified in the deposit sequence/present at all, is to be established by the evaluation.

The ES also presents archaeological and historic environment data from a search area around the site that provides the context for past human occupation evidence by period. It's not necessary to repeat that here and we endorse the summaries of the desk-based and borehole assessment work.

We do not object to this development but advise that a suitable archaeological condition is attached to any planning consent awarded for the scheme. It will allow a programme of archaeological work, commencing with an evaluation to take place and may lead to a second, detailed stage of investigation should significant archaeological evidence be found. No works are required to mitigate the impact of the scheme on the setting of scheduled monuments and other designated schemes, which are considered at too great a distance for concern by your other historic environment advisers (Historic England and ECDC Conservation Officer)."

Recommends specific wording for a pre-commencement condition.

Cadent Gas Ltd - No Comments Received

Planning Casework Unit - No Comments Received

Minerals and Waste Development Control Team - No Comments Received

Cambridgeshire Fire and Rescue Service - No Comments Received

5.2 Neighbours – 428 neighbouring properties were notified and the responses received are summarised below. Site notices were put up on the 4 June 2020 and a notice put in the press on the 21 June 2020. A full copy of the responses are available on the Council's website.

31 Kingfisher Drive, Burwell – Questions what the deer fencing is for as surely the ditches and hedges will be enough.

The Granary, 4A Heath Road, Swaffham Prior – Support the need for solar energy and seeks suitable landscaping (for ecology, reduce glare and landscape reasons).

Concludes "I am neutral on the project but would strongly urge the requirement of visual screening to protect the visual impact on the wider fen view".

Hythe House 3 The Hythe, Reach – States the proposal is large but necessary. Wants to ensure biodiversity is protected.

81A North Street, Burwell – Sees the proposal as a positive step in making the area more sustainable, but wants to ensure biodiversity is enhanced.

45 North Street, Burwell – Does not feel a new large solar farm is appropriate. Prefers if the land is used as part of Wicken Fen or grazing land.

10 Murton Close, Burwell – Does not object to the development. However, wants to ensure how the solar farm is constructed and the hours of operation (including when piling can be done).

The Hawthorns, 33 Burwell Road, Reach – Raises concern in regards to the character of the fen landscape and glare. However, concludes that if needed would only be acceptable if a hedge surrounded the site, including biodiversity benefits.

(additional comments) Wants to ensure pile driving is controlled to protect residential amenity.

(additional comments) Raises the concern of piling during construction. Seeks hedging to prevent glare and protect the landscape. Biodiversity needs to be considered.

The Red Barn, Chapel Lane, Reach – Objects, as would like to see the site screened by hedging that would also allow biodiversity gain.

(additional comments following amendments) Maintains objections, due to visual impact.

29 Burwell Road, Reach – Objects on the loss of high quality agricultural land, impact on Devil's Dyke, glare, impact on the Wicken Fen Vision, impact on Reach, noise pollution from construction works, loss of fen landscape and lack of community consultation.

Newhall Farm, Weirs Drove, Burwell – Objects to the proposal due to loss of high quality agricultural land, glare, harm to character of the area and harm to biodiversity.

The Wilds, Burwell Road, Reach – Objects on the grounds of glare/glint, that the area is so flat you can see the spire of Ely Cathedral, aviation safety, harm to biodiversity including migrating birds and construction noise.

Questions if there will be landscaping.

Manor House, 10 Chapel Lane, Reach – Solar development needs to be considered strategically. The site will use up Grade 2 agricultural land. Solar energy gathers electricity at the wrong time of day and different technology should be considered.

6 Hythe Close, Burwell – Raises concerns in regards that Burwell already has one working solar farm and one under construction. Combined with the construction piling noise believes Burwell has done its bit.

That this proposal might have been confused with duct laying associated with the ongoing construction work.

Thinks the proposal is too close to Burwell, which is done to save the developer money.

All construction traffic should use Reach Road and Hythe Lane, as well as timing piling is allowed should be controlled by condition if the application is approved. In addition the development must benefit wildlife if approved.

(Additional comments) Believes many people in Burwell are unaware of this application and does not believe consultation was adequate.

Also wants to ensure the loss of agricultural land is carefully considered.

Raises harm to the rural character area.

Would prefer more hedges and less reed beds, in order to increase biodiversity.

Hythe Farm House, Hythe Lane, Burwell – Objects to the development due to the loss of high quality agricultural land. The proposal will only allow low intensity grazing by sheep.

Energy should be created via solar panels on roofs and batteries.

Submitted Petition – (14 addresses) Loss of agricultural land, which can be used for electrical generation if needed.

7A Hythe Lane, Burwell – Objects to the development on the grounds of already several solar farms in the area, further industrialises Burwell because of the substation, impact upon the character of recreational walkways/cycleways, loss of landscape, loss of agricultural land, landscape will take too long to grow, trees should be used to obscure substation, noise pollution and development should be used to prevent travellers using the lanes.

75 Lower Road, Burwell – Raises concern in regards to construction noise and seeks it to be controlled.

Durleston, Hythe Lane, Burwell – Objects to the proposal on grounds that construction noise will be detrimental to their amenity.

11 The Avenue Burwell – Objects to the proposal due to the harm to the rural character surrounding Burwell.

Already a site under construction that is harming landscape and creating detrimental noise pollution.

Loss of top quality agricultural land.

2 Hythe Close, Burwell – Objects in regards to the impact construction will cause (noise, traffic, impact on roads), loss of high quality agricultural land and harm to landscape. Seeks replacement trees and use of additional hedgerows.

71 Low Road, Burwell – Objects on the grounds that the village is at saturation point for solar farms. Nothing visually appealing from solar farms and raises concern over loss of agricultural land.

Promotes wind turbines as these would be more in character with the local area.

Raises noise concerns from the construction of solar farm and the damage to the enjoyment of recreational routes.

8 Lime Close, Burwell – Objects to the proposal on the following grounds:

- If the agricultural land is not required anymore should become fen land, which will help combat climate change and promote biodiversity.
- Pile driving is detrimental to residential amenity.
- Impact from construction traffic.
- Impact upon walkers and cyclists.

6.0 The Planning Policy Context

6.1 East Cambridgeshire Local Plan 2015

GROWTH 2	Locational Strategy
GROWTH 3	Infrastructure requirements
GROWTH 5	Presumption in favour of sustainable development
ENV 1	Landscape and settlement character
ENV 2	Design
ENV 4	Energy efficiency and renewable energy in construction
ENV 6	Renewable energy development
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 5	Strategic green infrastructure
COM 7	Transport impact
COM 8	Parking provision

6.2 Supplementary Planning Documents

Design Guide
Contaminated Land
Cambridgeshire Flood and Water
Renewable Energy Development (Commercial Scale)

6.3 National Planning Policy Framework 2019

- 2 Achieving sustainable development
- 8 Promoting healthy and safe communities
- 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

6.4 Planning Practice Guidance
067 Reference ID: 7-067-20140306

7.0 PLANNING COMMENTS

7.1 Environmental Statement

7.2 The application was screened under planning reference 19/01576/SCREEN where it was concluded that:

“It is considered that with the significant amount of energy farm developments having taken and potentially taking place in the locality there will be a cumulative significant impact upon the visual character of the area and the amount of high quality farmland being used. “

7.3 Loss of agricultural land and cumulative impact have been also been raised through the consultation process.

7.4 It is generally considered that by 2050 the world will have a homo sapien (humans) population of around 9 to 10 billion (currently around 7.5 billion). There is substantial scientific argument that we can currently feed 10 billion people, though not necessarily sustainably. Starvation is, therefore, currently down to greed and bad management of food production/storage/distribution and not down to lack of agricultural land.

7.5 The site is 79.9 hectares (179.4 acres) of agricultural land with 44.7 (110.5 acres) hectares being grade 2 and 35.2 hectares (87 acres) being grade 3a. Grade 2 agricultural land is considered as very good and grade 3a is considered of good quality. The loss of grade 2 should always be carefully considered due to it having only minor limitations that will affect food production.

7.6 The developer has argued that if the site remains intensive arable production it is likely that the organic matter in the topsoil will continue to degrade by oxidation (this releasing carbon dioxide into the atmosphere) and will lower the quality of the agricultural land in the long term.

7.7 The proposal will lead to the loss of approximately 3 hectares (3.7%) (7.4 acres) of agricultural land due to proposed buildings, access track and landscaping and an additional temporary loss of around 1.13 hectares (2.8 acres) due to the compound and cables. During the operation phase of the proposal, a large proportion of the land will still be able to be used for grazing land for sheep. This gives the potential to increase the organic matter in the topsoil over the 40 year operation time frame,

due to increased faecal matter being created on site. Where the proposed buildings are going may result in small areas of the site long term being downgraded.

- 7.8 The developer within Chapter 6 of its Environmental Statement states that when considering all of the proposed local solar farms, the loss of East Cambridgeshire's best and most versatile agricultural land would be around 0.6%.
- 7.9 The proposal will not lead to the permanent long term loss of arable farmland (though a small area of the land might reduce in agricultural quality), the majority of the site will still be able to be used as grazing land and this area could improve in agricultural quality in 40 years. With the site still being able to be used for low intensive farming and the long term improvement; it is considered the proposal will lead to a low level detrimental impact (in regards to Environmental Impact) short-medium term with long term benefits (post 40 years). It is also noted that no planning permission is needed to change land from arable to pastoral farming.
- 7.10 In regards to potential significant effect upon the rural character of the area, the continued amount of solar farms (both potentially, approved and operational) in the local area could have a substantial impact to how people experience the countryside in this area of East Cambridgeshire.
- 7.11 While the site will be described as having a Fen character, due to its flat nature and openness, there is very little fen landscape left within Cambridgeshire. Since the 1600s the Fen landscape has been eroded, with now less than 1% of the original fen surviving. The fen landscape is, therefore, now one of modern agricultural management. Wicken Fen is both a good example of remaining fen land and local to the site. This natural fen landscape has a feeling of more enclosure due to reeds that are approximately 2m in height that run adjacent to the footpaths.
- 7.12 If Wicken Fen was to expand from 358 hectares to 5500 hectares by 2099 this would for instance have a significant impact upon the perceived fen landscape, as well as leading to a substantial loss of agricultural land. It is important to note that significant impact does not necessarily mean significant harm. The developer is taking cues from the Wicken landscape in its proposal and this will have a significant impact upon the local landscape, especially those travelling along the lanes of Hightown and Newham Drovers.
- 7.13 The solar/energy farms within the area (defined by 6km) are:
- Sunnica a 500MW scheme (still at pre-application stages with the Local Planning Authorities) with the nearest part of the solar panels/batteries are approximately 5.75km to the east.
 - 20/00522/FUM (application still under consideration) is a 48 hectare site located between Soham and Wicken and seeks to generate up to 28MW. Developer refers to this site as Bracks Farm and is located 2.75km to the north of their proposed development.
 - To the north of Bracks Farm is an existing 12MW Solar Farm (Triangle Farm).
 - To the west of Bracks Farm is a potential 37.5MW solar farm at North Angle Farm.

- Goosehall Solar Farm 39.5MW (15/00723/ESF) is currently under construction and located 535m to the north of the proposed site.
- There is also a solar farm south of Burwell on Heath Road (approx. 4km from proposed development) and another solar farm to the south of Stretham (approx. 6km from proposed development).

- 7.14 The developer has argued that the schemes to the north of A1132/ north of Wicken, which include the developments around Bracks and Triangle Farm would be located on the opposite side of the ridge that Wicken is located on. On this basis the cumulative impacts would not be significant, though those cycling or walking a long distance could encounter all the solar farms by virtue of existing cycle ways and footpaths.
- 7.15 The Goosehall Farm solar farm and this proposed development are likely to be jointly seen from the Burwell Lode and Little Fen Drove in the short term, thus creating a landscape more defined by solar development than agricultural fields. The case officer agrees with the developer that the short term impact would be significant on this basis. However, once landscape on both sites has established the main impact from the solar developments would be substantially lessened. It is agreed with that within 5 years the impact on the landscape will no longer be significant. It is noted that planting of hedges and trees does not require permission from the Local Planning Authority; nonetheless, careful landscaping for this proposed scheme is required to prevent the loss of fen character.
- 7.16 The Sunnica scheme (excluding the cabling and improvements to Burwell National Grid Substation) is located a significant distance from the proposed scheme. It is extremely unlikely there will be a cumulative visual impact with this proposed development, as substantial amounts of agricultural land will remain as a buffer. However, any additional solar farms between this proposal and Sunnica should consider this same potential cumulative impact.
- 7.17 It is considered that the Stretham and Heath Road Burwell solar farms, due to their distance and location, will unlikely have any cumulative impact on the character of the area/landscape.
- 7.18 It should also be noted that each of these solar farms have a slightly different landscape setting and some are/can be screened easier behind tree rows and hedges.
- 7.19 However, it can be concluded that while the short term impact from this solar farm will be high, the harm will be low-moderate due to the use of reed beds and other landscaping in the longer term. This issue will be covered in more depth in the visual impact section below.
- 7.20 It is considered that the medium to long term cumulative impacts on the landscape and farm land will not lead to significant harm.
- 7.21 Principle of Development

7.22 On the 27 June 2019 the United Kingdom (UK) passed legislation requiring the Government to reduce emissions of greenhouse gases by 100% compared to 1990 levels to ensure that the net zero target will be met by 2050 .

7.23 The developer's documentation provides evidence that since 1990 UK GDP has increased by 67%, while UK emissions have reduced by 42% by 2016. The developer has also argued that electricity demand will approximately double by 2050; due to increased population size, transition to electrical vehicles, hydrogen production and no longer using natural gas to heat houses. They continue to argue that by 2030 between 9.6 and 16.3 gigawatts of solar power will be required in order to meet zero carbon by 2050. This requires between 192-326 solar farms of similar scale to that proposed (50MW) or between 19-36 Sunnica sized developments (500MW).

<p>It should be noted that: 1 million watts or 1000 kw = 1 megawatt 1 megawatt can power around 650 houses 1 gigawatt = 1000 megawatts</p>
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7.24 The NPPF makes it clear that it seeks to facilitate sustainable development, which is defined by "meeting the needs of the present without compromising the ability of future generations to meet their own needs". It goes on to state in paragraph 154: "When determining planning application for renewable or low carbon development, local planning authorities should:

- a) not require applicants to demonstrate the overall need for renewable or low carbon energy, and recognise that even small-scale projects provide a valuable contribution to cutting greenhouse gas emissions; and
- b) approve the application if its impacts are (or can be made) acceptable. Once suitable areas for renewable and low carbon energy have been identified in plans, local planning authorities should expect subsequent applications for commercial scale projects outside these areas to demonstrate that the proposed location meets the criteria used in identifying suitable areas."

7.25 Policy ENV6 of the Adopted Local Plan states:

"Proposals for renewable energy and associated infrastructure will be supported, unless their wider environmental, social and economic benefits would be outweighed by significant adverse effects that cannot be remediated and made acceptable in relation to:

- The local environmental and visual landscape impact.
- Impact on the character and appearance of the streetscape/buildings.
- Key views, in particular those of Ely Cathedral.
- Protected species.
- Residential amenity.
- Safeguarding areas from nearby airfields; and
- Heritage assets

Renewable energy proposals which affect sites of international, national and local nature importance or other irreplaceable habitats will be determined against the relevant sections of Policy ENV7.

The visual and amenity impacts of proposed structures will be assessed on their merits, both individually and cumulatively.

Provision should be made for the removal of facilities and reinstatement of the site, should they cease to operate.”

7.26 The Council’s Renewable Energy SPD states:

“In summary proposals for renewable energy generation will be considered on their merits, on a case by case basis. The Council will take account of any environmental, economic or social benefits...The Council will refuse planning permission for commercial scale renewable energy schemes where it is considered that there are significant adverse impacts which outweigh the wider benefits of renewable energy development identified above. The Council will also consider to what extent any adverse impacts can be mitigated through the design and siting of proposals or by applying appropriate planning conditions. The views of local communities, residents, parish and town councils, community groups and all elected representatives relating to commercial scale renewable energy schemes will also be given significant weight in the determination of planning applications.”

7.27 On the 21 October 2019 East Cambridgeshire District Council declared a climate emergency, with the Leader of the Council stating:

“We acknowledge that the Council has a significant role to play in protecting and improving the environment for future generations and so we made the decision to amend our own climate change motion to formally declare a climate emergency.”

We are proud of the work we already do as a Council to reduce our impact on the environment and we welcome the opportunity to join over 200 other Councils across the UK who are also working to fight climate change. On behalf of our residents, we as a Council will be taking the appropriate actions. The most ambitious piece of work already underway by the Council is the development of a joint bid with Cambridgeshire County Council to Innovate UK to design an energy system to deliver net zero carbon emissions from energy use in East Cambridgeshire by 2050; the project focuses on shifting transport, gas and oil use to electricity and to grow the electricity network to cater for the change. “

7.28 This follows a year after the Intergovernmental Panel on Climate Change (IPCC) stated the world had 12 years to ensure global temperatures do not rise by more than 1.5C. Going beyond a rise of 1.5C will have a significant effect on the world’s liveability. It has also stated that if there is not a 45% reduction in CO2 levels from 2010 levels by 2030 the 2050 target will not be met.

7.29 The requirements of the Climate Emergency will require a complete change on how humans respond to the Earth; as either the rapid change to climate caused by humans will create a more hostile/unpredictable climate or humans will have to

radically change their diet (in both senses of the definition: food/activities) and provide a continuous fight against climate change.

- 7.30 In short scientists advise that if climate change is not substantially tackled by 2030 it will be the cause of the death of large numbers of the species that inhabit the world including humans. The International Committee of the Red Cross consider there to be 250,000 more deaths in the human population each year between 2030-2050, including from malnutrition, due to climate change.
- 7.31 In regards to principle it is concluded that a solar farm in this location is acceptable in principle due to the clear policy guidance at both national and district level; in addition to the clear international requirements to tackle climate change. The benefits of renewable solar energy is considered to be granted very substantial weight. The proposal will help to ensure the Council meets the 2050 target by providing renewable energy early that will be up and running prior to 2030. In order to reasonably argue for this application to be refused it would need to be demonstrated that significant and demonstrable harm either individually or cumulatively, which cannot be mitigated against would be caused by the proposal and that is not considered to be the case.
- 7.32 The additional benefits and harm, alongside the assessment in accordance with policy ENV6 of the Local Plan which specifically relates to renewable energy development are covered in the remainder of the report.
- 7.33 Visual Impact
- 7.34 The Environmental Statement includes a Landscape Visual Impact Assessment (LVIA), which was undertaken by a Chartered Member of the Landscape Institute with over 13 years' experience.
- 7.35 The solar panels measure 3m above ground level, in addition there are 'shipping container' style buildings that measure 3.2m above ground level (this includes a 0.6m base). It is proposed that the site will be surrounded by 2m high deer fencing, with the developer also providing a mix of hedges and reed beds in order to screen their development.
- 7.36 The viewpoints/photomontages 2 and 9-11 submitted with the application demonstrate where the impact is likely to be greatest as this is adjacent to the site.
- 7.37 Viewpoint 2 is taken on Hightown Drove looking north-north-west towards the proposed solar farm located to the right hand side. The existing view is one of open agricultural countryside, with sparse planting, row of electrical pylons and Burwell Substation located to the right. In year 1 the solar panels can be clearly seen and while the pylons still dominate the vertical view the solar panels have a substantial impact upon the rural character of the area. By year 5 the landscape remains substantially changed, though this is now due to 2m high hedges. It should be noted that many fields are surrounded by hedgerows and planting does not require planning permission. While the top of the proposed development can still be seen, this has very little impact upon the character of the area. The harm to the character of the area above that which can be achieved outside of planning is minimal. The

existing pylons and Burwell substation remain the most dominant features in the landscape.

- 7.38 Viewpoint 11 is taken on Hightown Drove further north-west and immediately adjacent to the proposed solar farm. The existing view again is one of a flat agricultural landscape with sparse tree planting. Though the pylons have reduced in scale to much more modest wooden structures. In year 1 the solar panels will be clearly in view, with them being approximately 10m away from the edge of the Drove. In year 5 the reeds will have grown up and that gives the right hand side of the Drove the appearance more like Wicken Fen or a true fen landscape, with the development likely to be completely obscured. The left hand side remains open agricultural landscape. While the proposal will have a significant impact upon the character of this local area; it is not necessarily harmful. The use of reeds returns the land/vegetation to a more natural state and could be argued to improve the landscape.
- 7.39 Viewpoint 9 is taken on Newham Drove looking southeast towards Burwell. The existing view is defined as the transition from the open fields into the wooded settlement of Burwell; Burwell Substation and large electron pylons can also be clearly seen. The closer trees and hedges are around the small field in the centre of the solar farm that is outside of the site area. In year 1 the proposed solar farm will block a large proportion of the wooded landscape that marks this entrance into the settlement of Burwell. However, by year 5 the reeds will have grown and this could be seen to have a positive impact on the character of the area by better demonstrating the historic transition between the fens and the settlement built on the higher ground. Therefore, while in year 1 there will be a medium-high level of harm; by year 5 it could be argued there will be a positive impact to the character of the area.
- 7.40 Viewpoint 10 is taken on Newham Drove looking northwest. The existing view is still primarily of the open countryside, though the separate wooded/hedged field is seen to the left of the Drove. In year 1 those traveling along the Drove will feel like they are within the Solar Farm and on this basis the harm to the character of the area is high. However, by year 5 while the openness of the countryside is gone it is also true that the solar panels are obscured by the proposed landscaping. Taking into account that planting could be carried out at any time without requiring planning permission and is not development, the long term harm in planning terms is considered to be minor.
- 7.41 It is considered overall that the short term (first year) impact to Newham and Hightown Drove will lead to moderate – high level of harm. However, 5 years after the development is completed, while the change will be significant, the level of harm at worst will be low. The introduction of reed beds will grant a similar feel to the character of Wicken Fen and thus could be argued as an improvement.
- 7.42 Viewpoints 1, 4, 6 and 7 provide medium distance (still within 1km) views of the site. Viewpoint 1 is located from a footpath to the north of Burwell Lode that looks southwards towards the proposed development. The solar panels will be seen at year 1 and will have a low-medium impact upon the character of the area. At year 5 the impact upon the character of the area is minimal.

- 7.43 Viewpoint 4 is located to the south of the site on a public byway that runs along the north edge of Reach. Only an existing view is provided, where the pylons and National Grid Substation are the most dominant built features in the landscape, though large barn structures can be seen in the distance. With the distance from the site and the relatively low level of the proposed development (approx. 3m high); the impact from this distance is considered to be low in both the short and longer term.
- 7.44 Viewpoint 6 is located to the west (and slightly to the south) of the site and is on the Lodes Way (edge of Hightown Drove). The existing view is again one of open flat agricultural land with a mix of smaller electron pylons and large metal pylons defining the view. In the distance the substation can again be seen along with the mature trees around Burwell; finally the large agricultural style barn can be seen to the north of the site. The impact from this distance is considered to be low in both the short and longer term.
- 7.45 Viewpoint 7 is located to the northwest of the site on the edge of National Trust landholding. The existing view is defined by flat agricultural land, with a row of the large pylons crossing the landscape; the wooded landscape of Burwell and the National Grid Substation are located in the distance. In year 1 with the solar panels extending across the entire view, it is considered that the harm is medium-high. However, again by year 5 the panels are almost entirely obscured by the proposed planting and the pylons again become the main focus. The long term harm to the landscape is, therefore, considered to be low.
- 7.46 It is considered overall that the impact from the proposal on viewpoints 1, 4, 6 and 7 will be minimal over the lifetime of the development.
- 7.47 Viewpoint 3 is taken from Devil's Ditch (just over 1km to the south), located on the eastern edge of Reach. The existing view overlooks rows of trees and hedges, as well as some existing agricultural buildings. The large metal pylons are less dominant and the National Grid Substation is obscured by the planting. While no proposed photomontages have been provided, it is very likely you will be able to see the solar panels during the early stages of the development. However, once the proposed landscape has established the solar farm is unlikely to be noticeable.
- 7.48 Viewpoint 5 is approximately 2.3km to the southwest of the site. While there is still predominantly open agricultural land, the existing sparse planting and distance from the proposed development will mean there is little impact upon the rural landscape from this distance.
- 7.49 Viewpoint 8 is located to the northwest of the site on the edge of Wicken Fen National Nature Reserve (approximately 2.4km away from the site). While the landscape is predominantly open countryside, there are agricultural buildings dotted across the landscape. The impact the proposed solar farm will have on this view is likely to be minimal.
- 7.50 It is, therefore, considered that the longer distance views of the proposed development are likely to be minimal even prior to suggested landscaping establishing around the site.

- 7.51 A resident has promoted the use of wind turbines. Firstly this Council has no policy on where wind turbines should be located (as required by the NPPF). In addition, to create 49MW you would be looking at around 6 wind turbines of 200m in total height. To put into perspective 30 St Mary Axe (The Gherkin, London) measures 180m tall and Ely Cathedral is stated at 66m tall. Alternatively, you could seek 3 wind turbines of 300m in total height to produce the same amount of power. It is understood that a traditional UK pylon is approximately 50m tall. Hedging and reed beds would not be able to obscure and reduce the impact of wind turbines.
- 7.52 Overall, while the proposal in the short term will have a large negative impact to those traveling through/next to the site, the long term impact will help restore the fen landscape and this can be argued as a positive. The long distance views of this landscape are unlikely to be noticeably effected. It is on the basis that once the landscape has established at worse the proposal will have minor harm and at best will help restore part of the original fen landscape; it is on the basis that the proposal is considered to meet with policies ENV1, ENV2 and ENV6 of the Adopted Local Plan.
- 7.53 Ecology
- 7.54 The current site has relatively low level of biodiversity potential, as the site is predominantly open fields with very little vegetation. The proposal seeks to provide additional hedges and ditches as well as allowing for a richer grass mix on the site. This will be approximately 1,340m of hedging and 18,000 sqm (5m wide) reed beds. This will provide both a richer landscape for wildlife and return the area to more of a natural state (provision of reed beds).
- 7.55 The National Trust state:
“At this particular site we consider that the proposed use would be more beneficial for biodiversity, wildlife and soils than intensive agriculture. The proposals will create/enhance habitats that reflect some SSSI features (ie Lowland ditch systems, S4 - Phragmites australis swamp and reed-beds). There could be further ways to further improve the biodiversity on the site, such as choosing an appropriate seed mix for the grassland sown underneath the panels and the management of this grass so that it is not mown or grazed so closely.”
- 7.56 It is also noted that Cambs Wildlife Trust and Natural England have no objects to this proposal, subject to conditions to ensure biodiversity net gain and ongoing management.
- 7.57 Concerns have been raised though consultation regarding birds mistaking solar panels for water. In a separate application the Case Officer raised this concern and was told by ecologists that this does not happen; the National Trust who raised this concern do also state there is little evidence to back this up.
- 7.58 National Trust have also raised insects confusing solar panels for water and laying eggs on the panels, though again there appears little evidence for this. However, any biodiversity mitigation scheme should include regular access by ecologists, this could include the National Trust, to enable them to learn the impact of solar farms on biodiversity and their subsequent findings made public for future reference.

- 7.59 Any land animals migrating across the landscape would be required to navigate around the solar farm, as the proposed deer fencing will form an effective barrier. However, there would still be routes for these animals to take and on this basis it is unlikely there would be noticeable harm to these species.
- 7.60 Taking into account that three professional bodies that specialise in biodiversity are not raising objections to this proposal; there is no evidence to suggest that the application should be refused on these grounds. It is also considered based on this specialist knowledge that the proposal is very likely to provide a significant benefit in regards to biodiversity in the local area. On this basis the application meets with the requirements of policies ENV6 and ENV 7 of the Adopted Local Plan, subject to a condition ensuring biodiversity measures are brought forward.
- 7.61 Residential Amenity
- 7.62 It is considered due to the nature of the proposal that while it is operational, the proposal will have very limited impact upon residential amenity.
- 7.63 It is noted that the construction of solar farms can lead to substantial impact upon the amenity of surrounding residents; demonstrated by peoples' concerns in regards to Goosehall Farm solar farm. While visiting the site the Case Officer noted the noise from piling from the construction of Goosehall Farm; it is fully understood why this would be a substantial irritation to the residents of Burwell, though did not believe it was detrimental enough to warrant refusal or outright preventing any additional solar farms to be approved.
- 7.64 On this basis it is considered reasonable to both condition when general construction/deliveries take place and a tighter time frame of when piling can be undertaken; on this basis the comments from the Environmental Health Officer are supported. This should grant a balance between allowing the solar farm to be constructed, while providing protection to the local residents. In addition the case officer supports the Environmental Health Officer in removing rights to install additional external lights and the requirement for a Construction Environmental Management Plan (CEMP). It should be noted that while the CEMP can help minimise the impact of construction, the site remains connected by country lanes with the villages and there is unlikely any route that can be taken that will avoid residential streets. It must also be noted that conditions provide controls on the site and are far more difficult to impose or enforce for off-site impacts. So while a CEMP can require a preferred route for heavy good vehicles, the Council's Enforcement Team cannot easily monitor if this is being complied with or enforce as we cannot control the use of the public highway.
- 7.65 It is considered that subject to suitable conditions the proposal will be acceptable in regards to policies ENV2 and ENV6 of the Adopted Local Plan.
- 7.66 Impact on Aviation
- 7.67 It is noted that the Ministry of Defence, National Air Traffic Services Ltd and Cambridge Airport Ltd raise no objections to this proposal. There is no reason to believe that these experts in their field have assessed the development incorrectly.

On this basis, the proposal will not have any detrimental impact upon aviation in the local area in accordance with policy ENV6 of the Adopted Local Plan.

7.68 Glint/Glare

7.69 A Glint and Glare Assessment was carried out by Pager Power, who state they have undertaken over 450 assessments.

7.70 With the flatness of the landscape, the relative low height (3m) of the solar panels and the proposed landscaping (approx. 2m high, though could reasonably taller) any glint or glare impacts will be relatively minimal. It is also accepted that with Burwell having lines of mature trees, it is likely existing vegetation will protect residents from any glare or glint. It is also noted Reach has mature trees along its northern boundary that again should help protect from glint/glare.

7.71 Historic Environment

7.72 It is noted that one resident has raised concern that the proposal will impact upon the setting of the Ely Cathedral's spire. However, it is considered that the proposal will have no impact upon the setting of Ely Cathedral and its tower. It should be noted that Historic England and the Council's Conservation Officer have not objected.

7.73 On behalf of the Case Officer, a Senior Planning Officer checked the views from Burwell Castle and considered that the proposal will have no impact from views from the mound due to the existing vegetation (mature trees, including Priory Wood).

7.74 The proposal is considered to comply with policies ENV6, ENV11 and ENV12 of the Adopted Local Plan.

7.75 It is noted County Council's Historic Environment Team has not objected, subject to a pre-commencement condition. It is considered reasonable to add a pre-commencement archaeological condition, as the site is on the edge of the settlement of Burwell and given its size could hold important archaeological finds. Subject to this recommended condition it is considered that the proposal will be in accordance with policies ENV6 and ENV14 of the East Cambridgeshire Local Plan 2015

7.76 Highways

7.77 The site is accessed by Newham Drove and Hightown Drove, both these roads connect onto Weirs Drove. All of these roads would be described as single track lanes.

7.78 The Local Highways Authority has raised no objections to this proposal, subject to a construction management plan. This view is agreed with, as while this proposal will very likely cause disturbance to the local highway network during construction due to its location and access routes, its long term impact on the highway network is negligible. A condition requiring a Construction Environmental Management Plan (CEMP) is already recommended.

- 7.79 The proposal is considered to meet with the requirements of policies COM7 and COM8 of the Adopted Local Plan, subject to a CEMP condition.
- 7.80 Flood Risk and Drainage
- 7.81 The site is within Floodzone 2 and 3 (defended), as is the Burwell Electrical Substation. The middle of the site is within Flood Zone 1. The developer has raised their vulnerable parts of the development by at least 0.6m (Control and Storage buildings for example sit on 0.6m concrete plinth) and the solar panels are raised by 0.8m above ground level.
- 7.82 The developer has assessed the proposal as a less vulnerable use, which is appropriate in flood zone 2 and 3. The developer is relying on the low employment on the site and that the risk to human life on this ground is very low. However, the Case Officer considers the proposal to fit more comfortably within Essential Infrastructure that is still acceptable subject to an exception test to ensure: "In Flood Zone 3a essential infrastructure should be designed and constructed to remain operational and safe in times of flood" (Planning Guidance 067 Reference ID: 7-067-20140306).
- 7.83 The developer responded to this on the 16 July 2020, which can be viewed on the Council's website. The developer argues that solar farms can be considered as either essential infrastructure or less vulnerable. The developer also places emphasis that the site is in a defended flood zone, which while true is not accepted by the Case Officer as an argument in accordance with National Policy. The proposal should be considered on purely the basis of Flood Zone 2 and 3; with no reliance of defences as advised by the Environment Agency.
- 7.84 However, even if the proposal is considered under the high risk category of essential infrastructure the proposal is still considered to be acceptable. It is accepted there is a significant need for renewable energy that goes beyond the need for the provision of a couple of solar farms in the area and this is a wider substantial benefit to the community that outweighs the flood risk.
- 7.85 There is also an argument that creating solar farms (clean energy) and by meeting the 2050 target will reduce the future risk of both severe droughts and floods.
- 7.86 The developer has provided a Sequential Analysis that can be read on pages 51-55 in their Planning Statement, which goes through the constraints (such as biodiversity and heritage) of seeking to find suitable sites. While this is aimed at seeking to protect high quality farm land it also demonstrates the difficulty of finding sites for solar farms of just under 50MW that need to be located closer to a substation.
- 7.87 The developer has also looked at a site in Upware and found this site unsuitable due to its closeness to a SSSI.
- 7.88 It is also noted that The Goosehall Solar Farm is in an undefended Flood Zone 3, which passed the Sequential Test due to the limited amount of sites a circa 50MW solar farm could be located on. This remains the case as there are very limited

opportunities within the north of the district to place a 80 hectares (197.7 acres) solar farm; many sites in Flood Zone 1 are allocated for employment or housing and placing solar farms in these locations will prevent homes and businesses being created locally.

- 7.89 The proposal is adjacent to the National Grid Substation, which means there will be minimal work required in order to connect into the National Grid and will also help to improve the efficiency of the solar farm.
- 7.90 This site also benefits from a relatively large proportion of Grade 3a Agricultural land. In this district it is very difficult to build on land that is not Grade 1 or Grade 2 Agricultural land, due to the high proportion of this land in East Cambridgeshire. The other local area of lower (not Grade 1 or 2) quality agricultural land is the area of land between Soham and Wicken that already has existing and proposed solar farms on.
- 7.91 It is considered on this basis it is considered that the sequential test has been met.
- 7.92 In addition it is noted that the siting of equipment and the use of concrete plinths minimises risk making the development safe for its lifetime, without increasing flood risk elsewhere. Finally the Environment Agency have accepted the proposal based on the submitted layout and elevation plans. It is considered that the proposal has complied with both the sequential and exception tests.
- 7.93 The proposal is seeking to include new reed beds, which includes a ditch. This will likely have a substantial positive impact on drainage on the site. Conditions are recommended to both ensure suitable drainage on the site, as well as the management of the site for the lifetime of the development. On this basis the proposal is considered to comply with the comments of the Lead Local Flood Authority.
- 7.94 The proposal is considered to comply with ENV8 of the Adopted Local Plan, the Flood and Water SPD, as well as the requirements of the NPPF.
- 7.95 Other Material Matters
- 7.96 It is considered that the Local Planning Authority by placing site notices, a press notice, consulting the Parish Councils of Burwell and Reach as well as consulting 431 residents has consulted widely on this application. It is also noted that this application has been discussed on the Burwell Community Facebook Page that has 8,300 members. The concern from a neighbour stating that the Council had not sufficiently consulted widely enough is considered to hold no weight.
- 7.97 Planning Balance
- 7.98 Impact on Landscape/Character
- 7.99 The proposal will change the local landscape from one of predominantly open fields to one of solar panels in the short term. Substantial harm is predicted during the construction period and the first year of operation. The closer to the site the higher harm.

- 7.100 Once the landscape has established the wide open space will remain lost. However, landscaping could be achieved without planning permission and the addition of 5m wide reed beds will help restore a more natural landscape (pre 1600s). This can be argued as a positive to the local area. On this basis the proposal complies with policies ENV1, ENV2 and ENV6 of Adopted Local Plan.
- 7.101 Impact on Ely Cathedral
- 7.102 The proposal is not considered to have any noticeable impact upon the setting of Ely Cathedral, as backed by Historic England and the Conservation Officer. It will also have no impact on any other heritage assets, subject to an archaeological condition. The proposal complies with policies ENV6, ENV11, ENV12 and ENV14 of the Adopted Local Plan.
- 7.103 Protected Species and Biodiversity
- 7.104 The site is close to Wicken Fen. However, The National Trust, Cambs Wildlife Trust and Natural England have no objections to this proposal subject to conditions to ensure biodiversity enhancement. The proposal complies with policies ENV6 and ENV7 of the Adopted Local Plan.
- 7.105 Residential Amenity
- 7.106 The operation of the solar farm will have hardly any impact upon residential amenity. The construction of the solar farm could cause substantial disturbance and on this basis it is recommended that conditions are used to control construction hours (including specific hours for piling) and the requirement for a Construction Environmental Management Plan. On this basis, the proposal meets policies ENV2, ENV6 and ENV9 of the Adopted Local Plan.
- 7.107 Safeguarding Aviation
- 7.108 The National Air Traffic Services Ltd, Cambridge Airport Ltd and Defence Infrastructure Organisation Safeguarding have not raised any objections to this proposal. On this basis it is considered that the proposal meets with this requirement under Policy ENV6 of the Adopted Local Plan.
- 7.109 Flood Risk/Drainage
- 7.110 It is considered that the proposal has complied with the requirements of sequential and essential test in regards to flood risk. In addition, subject to a drainage condition this will lead to a net benefit of surface water drainage.
- 7.111 The proposal is considered to comply with ENV8 of the Adopted Local Plan, as well as the requirements of the NPPF.
- 7.112 Loss of Agricultural Land
- 7.113 The proposal will lead to the loss of intensive farming land for 40 years, though this could be achieved without planning permission as the farmer could decide to graze

animals or leave the land fallow. It is also accepted that the loss of this farmland is a small proportion of the district's farmland, even when considering all the approved and proposed solar farms. In addition it is accepted that the farmland on the whole is likely to be improved in 40 years, as it is allowed to recover from intense farming practices. So while there is short term minor harm to food production, this is outweighed by long term positives.

7.114 Cumulative Development on Landscape

7.115 It is considered that the cumulative impacts are not great enough to harm the landscape in the long term and warrant the refusal of this application.

7.116 Sustainability Requirement

7.117 From international, national and local area perspective the need to substantially increase our renewable energy within the next decade is imperative. The creation of this solar farm in area already benefiting from a National Grid Substation connection point is a significant benefit in preparing the Country for the next 30 years for the 2050 target.

7.118 Post 40 Years

7.119 A condition is recommended to ensure that the Council controls the restoration of the land at the end of the operational life of the solar farm.

7.120 Final Thought/Recommendation

7.121 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 places a significant requirement on the planning system to allow renewable energy schemes. With this scheme also highly likely improving biodiversity and drainage on the site; as well as long term benefits to agricultural land quality. The merits of the scheme far outweigh any short term harm identified.

7.122 The proposal is considered to comply with the adopted Local Plan, Renewable Energy Development SPD and National Policy (NPPF).

7.123 On this basis it is recommended that the application is approved, subject to the recommended conditions.

8.0 COSTS

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

8.2 Unreasonable behaviour can be either procedural ie relating to the way a matter has been dealt with or substantive ie relating to the issues at appeal and whether a

local planning authority has been able to provide evidence to justify a refusal reason or a condition.

8.3 Members do not have to follow an officer recommendation indeed they can legitimately decide to give a different weight to a material consideration than officers. However, it is often these cases where an appellant submits a claim for costs. The Committee therefore needs to consider and document its reasons for going against an officer recommendation very carefully.

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

- No objections from statutory bodies
- East Cambridgeshire has declared a climate emergency.
- Generally accepted that substantial improvements to sustainability is required by 2050.

9.0 APPENDICES

9.1 Appendix 1 – Recommendation Conditions

<u>Background Documents</u>	<u>Location</u>	<u>Contact Officer(s)</u>
20/00557/ESF	Andrew Phillips Room No. 011 The Grange Ely	Andrew Phillips Planning Team Leader 01353 665555 andrew.phillips@ea stcambs.gov.uk

National Planning Policy Framework -

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

East Cambridgeshire Local Plan 2015 -

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

APPENDIX 1 - 20/00557/ESF Conditions

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

Plan Reference	Version No	Date Received
2573-01-SK008		16th June 2020
2573-01-01	B	16th June 2020
2573--01-02	A	16th June 2020
2573-01-03	F	16th June 2020
2573--01-14	A	16th June 2020
2573-01-04	B	1st May 2020
2573-01-05	A	1st May 2020
2573-01-06	A	1st May 2020
2573-01-07	A	1st May 2020
2573-01-08	A	1st May 2020
2573-01-11	C	1st May 2020
2573-01-12		1st May 2020
2573-01-13		1st May 2020

- 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 This permission is for a limited period only, expiring 40 years from the date of this decision 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.
- 3 Reason: The application has been assessed and determined on this basis.
- 4 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 15 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.

- 4 Reason: To assimilate the development into its surroundings, in accordance with policies ENV1 and ENV2 of the East Cambridgeshire Local Plan 2015.
- 5 Prior to the commencement of use of the development, a scheme for the maintenance of the soft landscaping for the lifetime of the development, shall be submitted to and agreed in writing by the Local Planning Authority. All works shall be maintained in accordance with the agreed scheme. The scheme shall include the following:
- i) methods for the proposed maintenance regime;
 - ii) detailed schedule;
 - iii) details of who will be responsible for the continuing implementation
 - iv) details of any phasing arrangements
- 5 Reason: To ensure the longevity of the landscaping scheme and benefit to biodiversity, in accordance with policy ENV1, ENV2 and ENV7 of the East Cambridgeshire Local Plan 2015.
- 6 The, hereby approved, solar farm shall only export up to 49.995MWe of renewable electricity to the National Grid during peak operation.
- 6 Reason: The application has been assessed and determined on this basis.
- 7 No development shall commence until the applicant, or their agents or successors in title, has implemented a programme of archaeological work which has been secured in accordance with a written scheme of investigation (WSI) which has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no development shall take place other than under the provisions of the agreed WSI that shall include:
- a) the statement of significance and research objectives;
 - b) The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works;
 - c) The timetable for the field investigation as part of the development programme;
 - d) The programme and timetable for the analysis, publication & dissemination, and deposition of resulting material
- 7 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.
- 8 Construction times and deliveries, with the exception of fit-out and excluding piling, shall be limited to the following hours:
- 07:30 - 18:00 each day Monday - Friday
07:30 - 13:00 on Saturdays and
None on Sundays, Public or Bank Holidays

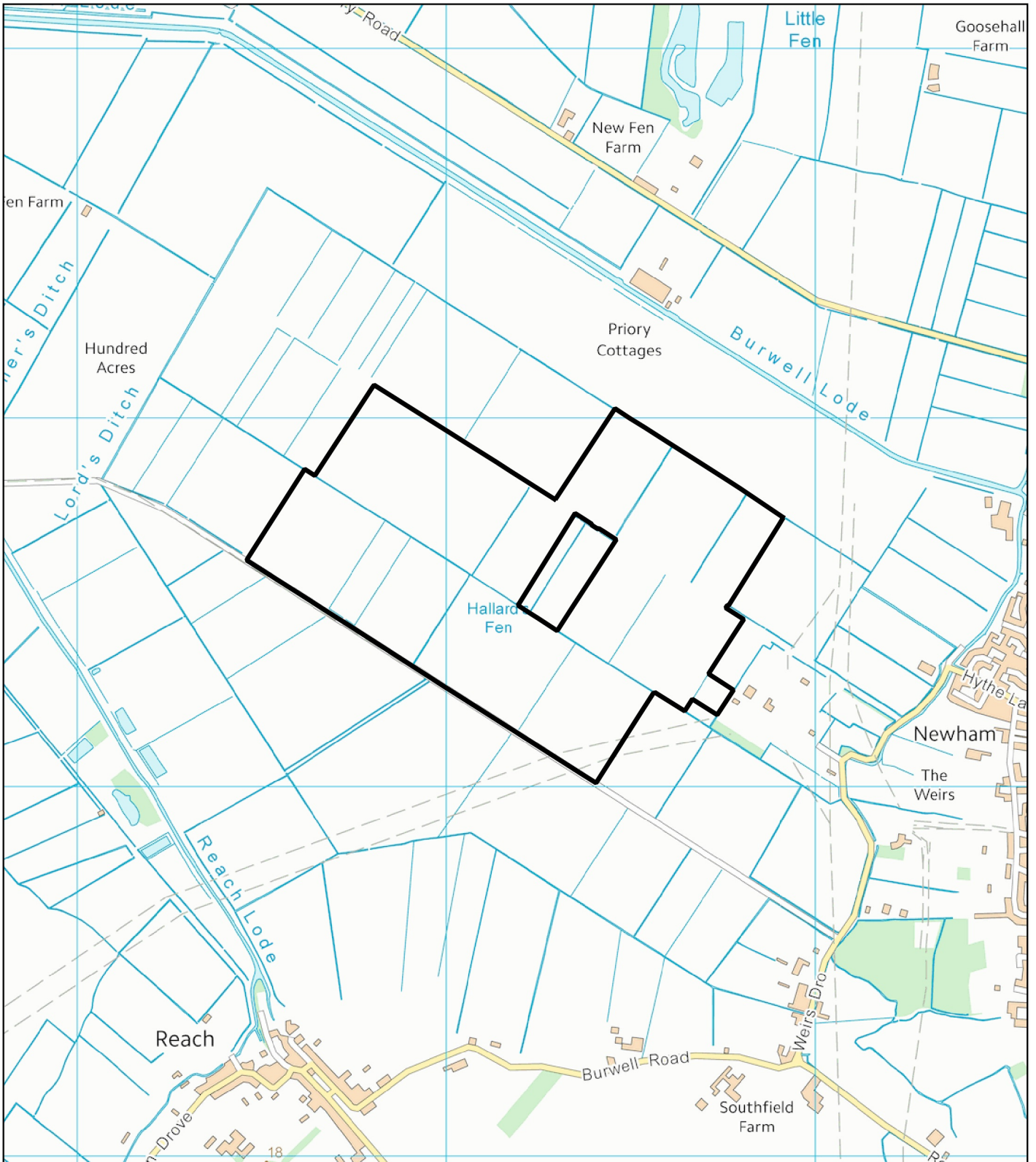
Any piling construction work is limited to:

09:00 - 17:00 each day Monday - Friday
None on Saturdays, Sundays, Public or Bank Holiday

- 8 Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015.
- 9 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.
- 9 Reason: To safeguard the residential amenity of neighbouring occupiers, suitable highway management and water management during construction in accordance with policies ENV2, ENV8 and COM7 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.
- 10 Prior to first use a Landscape and Ecology Management Plan, including biodiversity improvements in accordance with the applicants Biodiversity Net Gain calculations submitted with this application, shall be submitted to and agreed in writing with the Local Planning Authority. The Landscape and Ecology Management Plan shall be implemented prior to the first use of the hereby approved development and thereafter maintained for the lifetime of the development.
- 10 Reason: To protect and enhance species in accordance with policies ENV1, ENV2 and ENV7 of the East Cambridgeshire Local Plan 2015.
- 11 No development shall take place until a scheme to dispose of surface water has been submitted to and approved in writing by the Local Planning Authority. The scheme(s) shall be implemented prior to first use of the development.
- 11 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.
- 12 No external lights shall be erected within the site (either freestanding or building-mounted) other than those expressly authorised within this application.
- 12 Reason: To safeguard the character and appearance of the area, in accordance with policy ENV2 and ENV6 of the East Cambridgeshire Local Plan 2015.
- 13 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. 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.

- 13 Reason: To safeguard the character and appearance of the area, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015.



20/00557/ESF

Site North of
Hightown Drove
Burwell



East Cambridgeshire
District Council

Date: 22/07/2020
Scale: 1:15,000



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Planning Performance – June 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	192	4	42	36	20	29	60
Determinations	165	3	39	53	20	26	24
Determined on time (%)		100% (90% within 13 weeks)	82% (80% within 8 weeks)	98% (90% within 8 weeks)	100% (90% within 8 weeks)	85% (80% within 8 weeks)	100% (100% within 8 weeks)
Approved	151	2	31	49	19	26	24
Refused	14	1	8	4	1	0	0

Open Cases by Team (as at 21/07/2020)							
Team 1 (2.8 FTE)	119	7	40	8	16	48	0
Team 2 (4 FTE)	142	11	36	32	6	57	0
Team 3 (3 FTE)	90	6	22	24	12	26	0
No Team (4 FTE)	135	8	35	0	9	19	64

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

The Planning department received a total of 216 applications during June which is a 26% increase on June 2019 (171) and 61% increase from May 2020 (134).

Valid Appeals received – 4

Parkes Farm Aldreth Road Haddenham – Delegated Decision

Site West of 78 Camel Road Littleport – Delegated Decision

Site north east of 32 Tunbridge Lane Bottisham – Delegated Decision

Land adj 24 Straight Furlong Pymoor Ely – Delegated Decision

Appeals decided – 0

Enforcement

New Complaints registered – 32 (1 Proactive)

Cases closed – 19 (1 Proactive)

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

Notices served – 0