



East Cambridgeshire District Council

Meeting: Planning Committee

Time: 2:00 pm

Date: Wednesday 3 September 2025

Venue: Council Chamber, The Grange, Nutholt Lane, Ely, CB7 4EE

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Committee membership

Quorum: 5 members

Conservative members

Cllr Christine Ambrose Smith
Cllr Lavinia Edwards
Cllr Martin Goodearl
Cllr Mark Goldsack (Vice Chair)
Cllr Bill Hunt (Chair)
Cllr Alan Sharp

Conservative substitutes

Cllr Keith Horgan
Cllr Julia Huffer
Cllr Lucius Vellacott

Liberal Democrat and Independent members

Cllr Chika Akinwale
Cllr Christine Colbert
Cllr James Lay
Cllr John Trapp
Cllr Ross Trent
Cllr Christine Whelan (Lead Member)

Liberal Democrat and Independent substitutes

Cllr Lee Denney
Cllr Lorna Dupré
Cllr Mary Wade

Lead Officer: David Morren, Strategic Planning and DM I Manager

11:45 am Planning Committee members meet at The Grange reception for site visit.

AGENDA

1. Apologies and substitutions

[oral]

- 2. Declarations of interests** **[oral]**
- To receive declarations of interests from Members for any items on the agenda in accordance with the Members Code of Conduct.
- 3. Minutes** **Page 5**
- To confirm as a correct record the minutes of the meeting of the Planning Committee held on 2 July 2025.
- 4. Chair's announcements** **[oral]**
- 5. 24/01257/RMM** **Page 23**
- Erection of 300 new homes and landscaping
- Location: Phase 5 Orchards Green Development, Land North of Isle of Ely Primary School, School Road, Ely
- Applicant: Bellway Homes Limited (Eastern Counties)
- Public access link:
- [24/01257/RMM | Approval of reserved matters for layout, scale, appearance, access and landscaping following outline planning permission 13/00785/ESO for the erection of 300 new homes, landscaping, open space, allotments, pedestrian, cycle and vehicle routes and associated infrastructure pertaining to Phase 5 of the Orchards Green development and approval of relevant details for Phase 5 under conditions 14, 20, 21, 25, 26, 49, 50 and 56 of the outline planning permission | Phase 5 Orchards Green Development Land North Of Isle Of Ely Primary School School Road Ely](#)
- 6. Planning performance report – June 2025** **Page 85**
- 7. Planning performance report – July 2025** **Page 87**

Exclusion of the public including representatives of the press

That the press and public be excluded during the consideration of the remaining items 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 items there would be disclosure to them of exempt information in categories 1, 2 and 7 of Part I Schedule 12A to the Local Government Act 1972 (as amended).

8. Quarterly performance in resolving planning enforcement cases

Notes

1. Members of the public are welcome to attend this meeting. Please report to the main reception desk on arrival at The Grange. Visitor car parking on-site is limited to 1h but there are several [free public car parks close by](https://www.eastcambs.gov.uk/parking-open-spaces-and-toilets/car-parks/car-parks-ely) (https://www.eastcambs.gov.uk/parking-open-spaces-and-toilets/car-parks/car-parks-ely). The maximum capacity for meetings in the Council Chamber has been set by the Fire Officer at 100 persons. Allowing for Member/Officer attendance and room layout constraints this will normally give a capacity for public attendance of 30 seated people and 20 standing. Public access to the Council

Chamber will be from 30 minutes before the start of the meeting and, apart from for registered public speakers, is on a “first come, first served” basis.

The livestream of this meeting will be available [on the committee meeting’s webpage](https://www.eastcambs.gov.uk/node/2629) (<https://www.eastcambs.gov.uk/node/2629>). Please be aware that all attendees, including those in the public gallery, will be visible on the livestream.

2. The Council has a scheme to allow [public speaking at Planning Committee](https://www.eastcambs.gov.uk/public-participation-meetings/speak-committee-meeting) (<https://www.eastcambs.gov.uk/public-participation-meetings/speak-committee-meeting>). If you wish to speak on an application being considered at the Planning Committee please contact the Democratic Services Officer for the Planning Committee democratic.services@eastcambs.gov.uk, to **register by 10am on Tuesday 2 September**. Alternatively, you may wish to send a statement to be read at the Planning Committee meeting if you are not able to attend in person. Please note that public speaking, including a statement being read on your behalf, is limited to 5 minutes in total for each of the following groups:
 - Objectors
 - Applicant/agent or supporters
 - Local Ward Councillor
 - Parish/Town Council
 - County Councillors
 - National/Statutory Bodies
3. The Council has adopted a ‘Purge on Plastics’ strategy and is working towards the removal of all consumer single-use plastics in our workplace. Therefore, we do not provide disposable cups in our building or at our meetings and would ask members of the public to bring their own drink to the meeting if required.
4. Fire instructions for meetings:
 - if the fire alarm sounds, please make your way out of the building by the nearest available exit, which is usually the back staircase or the fire escape in the Chamber and do not attempt to use the lifts
 - the fire assembly point is in the front staff car park by the exit barrier
 - the building has an auto-call system to the fire services so there is no need for anyone to call the fire services
 - the Committee Officer will sweep the area to ensure that everyone is out
5. Reports are attached for each agenda item unless marked “oral”.
6. If required, all items on the agenda can be provided in different formats (such as 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
7. 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

Held at The Grange, Nutholt Lane, Ely, CB7 4EE at 2:00pm on
Wednesday 2 July 2025

Present:

Cllr Christine Colbert
Cllr Lavinia Edwards
Cllr Martin Goodearl (Vice-Chair)
Cllr Keith Horgan (substitute)
Cllr Julia Huffer (substitute)
Cllr Bill Hunt (Chair)
Cllr James Lay
Cllr Alan Sharp
Cllr Ross Trent (not in attendance for items 8 & 9)

Officers:

Patrick Adams – Senior Democratic Services Officer
Maggie Camp – Director Legal
Selina Raj Divakar – Planning Team Leader
Kevin Drane – Trees Officer
Rachael Forbes – Planning Officer
Jasmine Moffat – Planning Assistant
David Morren – Strategic Planning and Development Management Manager
Muhammad Saleem – Interim Team Leader

In attendance:

Angie Curtis – Applicant
Lucy Wells – Chair of Lode Parish Council
David Wright – Applicant

ECDC Comms

1. Apologies and substitutions

Apologies for absence were received from Cllr Chika Akinwale, Cllr Christine Ambrose Smith, Cllr Mark Goldsack, Cllr John Trapp and Cllr Christine Whelan. Cllr Keith Horgan attended as a substitute for Cllr Goldsack. Cllr Julia Huffer attended as a substitute for Cllr Ambrose Smith.

2. Declarations of interest

Cllr Christine Colbert declared a prejudicial interest in agenda items 8 and 9, 24/00436/FUL and 25/00437/LBC regarding 13 St Marys Street, Ely. However, the Director Legal explained that Cllr Colbert had received a dispensation and so she could remain in the chamber for these items, participate in the debate and vote.

Cllr Ross Trent declared a prejudicial interest in agenda items 8 and 9. He left the meeting when these items were discussed. He did not participate in the debate and did not vote.

3. Minutes

The Minutes of the meetings held on 4 June 2025 were agreed as a correct record.

4. Chair's announcements

There were no Chair's announcements.

5. 25/00317/FUL – 16 Green Bank Road, Swaffham Bulbeck

Jasmine Moffat, Planning Assistant, presented a report (AA29, previously circulated) recommending retrospective approval for the erection of an annexe at 16 Green Bank Road, Swaffham Bulbeck. She requested that the Committee agree to add an extra condition to remove the fence within six months and remove permitted development rights to prevent any future fences from being erected. The Committee agreed to this.

The Senior Democratic Services Officer read out the following statement from Sophie Singleton, Vice Chair of Swaffham Bulbeck Parish Council:

"The main house has for a long time been used as a rental property. To the best of my knowledge, the applicant has never lived there. It has been used as an Airbnb in recent years, with the neighbours complaining of disturbances.

"I believe that the original application 22/00178/CLP to erect an office and woodstore for the main house was passed because, post-COVID, having outdoor space and an office was part of the new world.

"From the outset, the building was not used as permitted. Converted into a self-contained studio dwelling in contravention of planning permission, it includes cooking facilities, a bedroom and a washroom, and had a young person living in it. This person was subsequently removed by enforcement.

"There is every reason to believe that the building will continue to be used as a separate rental property in contravention of the original and current applications. It is not an office or woodstore or other outbuilding for the main property; it is designed to be used as, and has already been used as, a studio

residence. Not only is this in contravention of planning permission, it raises significant concerns regarding building and fire regulations.

“Furthermore, this application would not meet its requirements under the Swaffham Bulbeck Neighbourhood Plan and granting it would set a precedent for all garden sheds to be converted into dwellings, bypassing regulations regarding permitted and safe developments.

“I therefore ask the Planning Committee to refuse this application and enforce the existing regulations, or demand that the building be removed.”

The Senior Democratic Services Officer read out the following statement from ward member Cllr John Trapp:

“I have grave concerns about this planning application, and the consequences of it being approved, not only because it is within my village and ward, but also because of the broader consequences that may arise from such approval.

“Having looked at the original approval, 22/00178/CLP, and the current plans, I have these observations:

“The 2022 plans were not enacted properly; those plans showed two separate rooms, one labelled ‘Office’ and the other ‘Store’; the 2022 plans showed two double doors that gave access to the two rooms, and there was no interconnection between the two rooms. There was also a window on the left side wall. The 2025 application has the existing plan (one notes that two different existing plans had been submitted, and that neither of them resemble the one approved in 2022 that should have been the starting point) showing something quite different; a storeroom tacked onto the lefthand side, not on the 2022 plans as approved, as well as a very different façade to that approved. What had been approved in 2022 was not what was subsequently built.

“The 2022 approval was based on ‘Class E – buildings etc incidental to the enjoyment of a dwellinghouse’, not a dwelling house per se.

“It is not clear whether the existing insulation meets the requirements of current building regulations. Based on the 2022 plans the walls were 300mm thick all round. It would be surprising that a store and office would have been built with insulation of the standard that would be required for a dwelling unless it was designed to be a separate dwelling from the outset. The same might be the case for the foundations; are they of the required design and depth to satisfy current building regulations?

“It is clear that this was built as a separate dwelling with its own bathroom and kitchen, designed as such from the outset to contravene planning regulation. The planning application says ‘annex’, but this is not the case here. Would not an office and store be more appropriate to be built as an extension rather than a separate building away from the main house, and accessed independently?

“Its continued existence will always be suspect; imposing a condition that this building is only to be subsidiary to the main house is difficult to enforce, as subsidiarity may be tenuously defined. For example, what degree of ‘cousinship’ of a future occupant would be acceptable as being ‘subsidiary’? This will cause future problems for enforcement, as has already been done when it was occupied illegally.

“Permission for this development may result in the flouting of planning regulation by others in the District citing this application, should it be approved, as a precedent.

“Retrospective planning applications should be judged not on what has been built so far, but on whether it would have been accepted at the planning stage. To my mind, approval of a separate dwelling on this site would not have been approved had it been submitted in 2022. What we have here is a ratchet effect; start with an approvable planning application, build something different, and then when rumbled, put in a retrospective planning application.

“I would urge you to consider rejecting this application that has, from the outset in 2022, been designed to be something different to its stated aim, and to request that the building be made to conform to what had been approved in 22/00178/CLP.”

Members were invited to ask questions to the officer.

In reply to Cllr Julia Huffer, the Strategic Planning and Development Management Manager replied that the 2022 application was for a certificate of lawfulness, as the annex did not require planning permission due to its size. He noted that the annex was approximately 15cm larger than expected. The planning regulations stated that the building had to be linked to the main occupancy and could not be rented out or occupied separately.

In reply to Cllr James Lay, the Strategic Planning and Development Management Manager explained that removing the fence was sufficient to link the annex to the main property and blocking front access to the annex was unnecessary.

It was presumed that the annex did not have a separate connection for utilities. This was not considered to be a planning matter.

The Committee moved into debate.

Concern was expressed regarding the fact that this was a retrospective application, but members supported the recommendation, with the conditions, as amended.

Cllr Julia Huffer proposed and Cllr Keith Horgan seconded the amended recommendation in the report. A vote was taken and

It was unanimously resolved:

to approve planning application 25/00317/FUL, subject to the conditions set out in Appendix 1 with delegated powers given to the Strategic Planning & Development Management Manger to agree the wording to include removal of the fence within six months and to remove permitted development rights in respect to future erection of fences.

6. 25/00371/FUL – Water Lane, Kirling

Rachael Forbes, Planning Officer, presented this report, AA30 already circulated, on a proposal to build a purpose built wildlife veterinary hospital, including residential facilities. She explained that three additional comments had been received, two against the application and one in favour, since the agenda had been published. All three of these individuals had already commented on the applications and their views had been taken into account when drawing up the recommendation.

The Senior Democratic Services Officer read out a statement from objector Simon Gooderham:

“We are submitting this statement as local residents and immediate neighbours to the proposed development on land off Water Lane in Kirtling. We strongly object to this application, and we urge you to refuse it.

“The properties directly affected by the site are the true neighbours and those who will be most impacted. Those residents most impacted by the proposal were not included in the village consultation undertaken by the applicant and we have all outlined serious concerns from noise, visual harm, traffic impact, and inappropriate development which is contrary to local and national planning policy in this location.

“A quick glance at the planning portal gives the impression of overwhelming neighbour support. However, the vast majority of the 100 or so supporting letters come from individuals with no connection to the area—many live far outside the village - Bury St Edmunds, Ely, Soham, Woodbridge, and even London. These are not genuine neighbour responses and give a deeply misleading impression of local support. They should not be given the same weight as those of immediate residents.

“This is not a vote of no confidence in the applicant’s care for wildlife—that is not in question. It is a planning decision about whether this agricultural field in open countryside is the right place for a multi-container wildlife hospital, permanent manager’s accommodation, staff housing, and all that comes with

it: vehicle movements, industrial batteries, noise, lighting, and a risk of creeping development.

“The site lies outside Kirtling village development envelope, on Grade 2 agricultural land, and is therefore in conflict with East Cambridgeshire’s Local Plan. There is no agricultural justification, no proven local need, and no exception criteria are met. It threatens to set a dangerous precedent for rural residential expansion.

“Already, containers and a portacabin have appeared on site without the correct permissions. The visual damage is immediate and obvious. Further research has uncovered the applicant speaking publicly about long-term ambitions to add log cabins for terminally ill patients, as well as events and training facilities. This raises serious concerns about the true scale and future trajectory of the proposal. Once residential use is granted, the door is opened, and it may not be easily closed again.

“In addition, the site is immediately adjacent to a known badger sett, a legally protected habitat. Noise, light, and construction pose significant ecological risks to a protected species, and the proposed development and associated use is incompatible with its proximity to the badger sett. These issues have not been addressed by the application.

“Our Parish Council has unanimously objected on a number of grounds including impact on local residents and inappropriate development in an open countryside location.

“There is already a fully equipped, respected hedgehog hospital operating at Shepreth Wildlife Park, just 25 miles away.

“The absence of a transport assessment, despite clear intensification on narrow access roads, renders the application incomplete and adds to its inappropriateness for this location. County highways have objected to the proposal.

“To conclude: This is an emotive application, but planning must be guided by policy, not sentiment. This development would cause irreversible harm to the local environment, set a damaging precedent, and is contrary to all local and national planning policy. We urge you to refuse the application in full.”

The Senior Democratic Services Officer read out a statement from objector Christopher Walker:

“I had intended to attend the Planning Committee meeting tomorrow but due to unforeseen circumstances I am now not able to. I will be following the Planning Committee meeting on the link provided on the Council’s website.

“Further to my letter of 19 May 2025, I have since read the Planning Statement submitted by the applicant and note that at paragraph 1.5 it is stated that:

‘The case officer explained the baseline view is that it would be unacceptable as development and a new house in the countryside but also acknowledged its incredibly unique and exceptional circumstances had no fit in current planning policies. It would therefore be seen as exceptional.’

“Planning laws and policies are put in place to ensure that the environment and the character of towns, villages and the countryside are protected. There are no doubt many circumstances in which an applicant seeking planning permission would argue that their proposed development should be seen as exceptional, particularly when it includes constructing residential accommodation in a location where planning permission would not otherwise be granted. This proposed development cannot truly be viewed as exceptional. The Planning Statement should be properly weighed against current planning laws and policies.

“Several supporters of this application have referred to the provision of educational activities. This would significantly increase vehicular traffic to and from the proposed site. If the hedgehog hospital referred to in this application is to move from its current location in Ousden to Water Lane most of the additional vehicular traffic will approach the site via Malting End. The minor roads around the proposed site, particularly Malting End and Woodditton Road, are not able to cater for a significant increase in vehicular traffic as evidenced by the erosion of the verges and the edges of the tarmacked surfaces. Vehicles are often required to pull on to the verge as there are not designated passing places.

“If this application is granted it is highly unlikely that the proposed site will return to agricultural use. It is difficult to imagine what use would be made of the structures on site, other than the residential accommodation, in the event that the hedgehog/wildlife hospital were to close; this is not a fanciful possibility given what has been said about other wildlife care facilities. At some stage the applicant would need to hand over responsibility for running the hospital to someone else. Presumably this would, in view of what has been said about the need for residential accommodation, require additional permanent residential accommodation to be provided.

I would be grateful if this letter could be considered when the Council determines whether to grant the application, and to be kept informed of any further developments.”

Angie Curtis, applicant made the following statement:

“Sue Stublely wanted to be here, but she has had an influx of animals which need her attention to survive.

“We understand that this application has challenged the Planning Officers as it is so unusual and incomparable to other developments.

“Contrary to opinions expressed within the reports, this veterinary wildlife animal hospital plan is well thought out and supported by wildlife experts, including highly regarded local vet, Dick White and the South Essex veterinary wildlife hospital. The NPPF and the Local Development Plan make virtually no mention of the impact that people have on wildlife.

“From road casualties to loss of habitat, the indigenous wild animals with whom we share this District are losing the battle to survive against human incursion.

“That is why the Suffolk Hedgehog Hospital has continued to grow in the types and numbers of animals it helps – especially as other rescue centres continue to close. The hospital has taken over every part of Sue’s life and home. Every year she takes in over 1,000 animals. Alongside hedgehogs; this year, Sue has treated a leveret, badger cub, fox cubs, ducks and ducklings, baby birds including a blue tit, a starling and a dunnoek, baby rabbits, a stoat and an owl – and has taken in a buzzard today.

“Shepreth only takes Hedgehogs and is 29 miles away. Wildlife hospitals are even more distant. Smaller rescue centres refer their most serious cases to Sue and rely on her expertise to guide their care.

“The revised ecology report changed its opinion from ‘no objection’ to a variety of arguments why this site is unsuitable. With the greatest of respect, we would argue that this opinion is wrong. The site is perfect for its planned purpose. The arrangement of the buildings is designed to enable the animals to be treated appropriately, healed and prepared for release. Predators and prey will not be close. Hedgehogs are never released in this type of location – most are returned to the location where they were found to continue their lives in a familiar environment, or returned to a release site which will meet their needs. The badger’s sett will not be disturbed and confirms the suitability of the site.

“The rye grass grown on the field is a farmed crop. Sue met with an officer and explained her plan to rewild the field with plants for a hay meadow to give better biodiversity. The entire field was not included in the application as we understood the pre-application advice to be that a smaller site would be more likely to meet the approval of the Council. We took it as a given that the entire field would provide context for the development.

“The Highways concerns were not significant at the early stages. It almost feels as if the reports have been created to justify the recommendation to refuse.

“The containers were wrongly installed on site, with no ill-intent, but a desperate need to accept gifts which would help the charity build the hospital most cost effectively. The alternative was to lose them. They will be clad to blend into the site and is intended to minimise the undeniable visual impact. In terms of scale, the barn is no more nor less intrusive than other agricultural buildings found locally. The hospital uses less than 5% of the field. The static

caravan will allow Sue to provide round the clock care during the build. The build will be more environmentally friendly requiring less construction materials and groundworks than other options.

“Sometimes, a Council has to stand up for the things that really matter. There is nowhere in East Cambs District that provides the support to vets and the high level of care to animals that this hospital will deliver if built. Without it, there is the undeniable risk that Sue will be forced to close her doors and move away. There has been nowhere else in this area suitable for her in a property search that has taken years. This field is not ideal – but it is the closest to ideal that Sue has been able to find in her extensive search.

“Planning policy is in a state of flux. It is our hope that increased flexibility could ultimately give us the permissions we need.

“Sue understands the needs of wild animals. Her track record and the endorsements from other wildlife organisations and experts for her work prove that.

“East Cambs District Council should show that it has the interests of all its residents at its heart by granting this application. Our residents survey overwhelmingly supported the hospital. The Council’s initiative to support hedgehogs and wildlife is one of its most popular. It would be ironic if this same Council chooses to refuse these precious creatures the vital lifesaving support they need.

“I have to ask you to accept that sometimes, a policy cannot cover all of the unique requirements of those most in need of its care and protection – the wildlife, including hedgehogs, that it professes to support.”

Members of the Committee were invited to ask questions to Angie Curtis, who made the following responses:

- The mobile homes on the site were only temporary, whilst the main building was constructed.
- The hospital will be built out of converted portable cabins.
- To care for the animals, somebody would have to be on the site permanently.
- The plan was to have three staff members working in shifts on the site.
- It was hoped that groups such as the Guides and Brownies would be able to visit the site, but it would be a hospital and not a visitors centre.
- The site would be self-sufficient with a bore hole for water and wind turbines and solar panels for electricity.
- The mains would be available as a back-up.
- Sue had 17 years of experience of treating animals, but she did not have any medical qualifications.
- A vet would be employed at the hospital to carry out operations.
- The drawing up of the application had been a difficult process with a lack of time and a lack of support from consultants employed to assist in the process.

- The applicants were prepared to amend the application to address any points of concern from officers or the Committee.

The Senior Democratic Services Officer read out the following statement from a neighbour, Karen Grey:

“Today I am writing to you to in full support of Sue Stubley of Suffolk Hedgehog Hospital to be granted planning permission to open a Wildlife Hospital at Water Lane, Kirting.

“We personally believe that a Wildlife Hospital in the area is long overdue. We as a family have travelled hundreds of miles over the years in search of places to take injured wildlife so that they may receive the best love, care and expertise to enable them the best chance possible to be helped and hopefully go on to enjoy the rest of their lives.

“What has become apparent in my quest to find help, is that wonderful places such as the one proposed are so few and far between, (hence the need to travel so far to find help). Obviously when an animal is sick or injured long car journeys can cause them so much added stress which impacts on their chances of recovery.

“The proposed Wildlife Hospital would be such an amazing asset for our wildlife. Sadly in this day and age humans are responsible for so much of their suffering. It was only a very short time ago that I took a poor little hedgehog to Sue that had lost a foot! Highly likely the result of some irresponsible person not checking an area before strimming! Just imagine the amount of suffering and pain this poor little hog went through. What I am trying to say here is that we as humans should be trying to help them as much as we possibly can and giving permission for this Wildlife Hospital is one way of doing exactly that.

“Last, but certainly by no means least, Sue and her team are absolutely amazing! The work that they do can never be underestimated, and they have helped me on more than one occasion with injured hedgehogs, but now the time has come that they need to expand on what they are able to currently offer. They are in such desperate need of more space and larger facilities as demand for their help is so extremely high. I sincerely hope that permission will be granted as I personally believe that dedication like theirs should be encouraged every step of the way.”

The Planning Officer made the following additional comments:

- The ecologist had written in support but had then raised objections after visiting the site.
- The applicant had been advised that the application was unacceptable in principle.
- Residential accommodation was proposed within the hospital, including a kitchen, living room, dining room, master bedroom and bathroom.

- The Council's adopted negotiation protocol stated that when an application was substantially substandard it should be refused without negotiation.
- Amendments to this application could not be made without the whole application being redone.
- The available planning records indicated no buildings ever being on site, which was designated as for agricultural use.

The Committee moved on to debate.

Cllr Julia Huffer proposed that the application be deferred to allow the applicants to address officers' concerns and resubmit an amended application. Cllr Christine Colbert seconded this recommendation, as she believed in the project and recognised the local need for an animal hospital. She suggested that a decision be deferred for three months.

Angie Curtis stated that she would welcome a deferral to allow the application to be amended to address the Council's concerns. It was noted that if the application was deferred a new consultation period would also be required.

Cllr Alan Sharp, though supportive of deferral, expressed concern that there could be some insurmountable problems for this application that could not be addressed by deferring a decision for three months. Cllr Keith Horgan also doubted whether the planning issues could be resolved by deferring the decision and expressed concerns about the viability of the operation. Cllr James Lay explained that he was opposed to the application as it was outside the development envelope of the village. Cllr Keith Horgan proposed the recommendation in the report to refuse the application. Cllr James Lay seconded this recommendation.

The Chair ruled that as the recommendation to defer the item had been proposed first, the Committee would vote on this before the recommendation to refuse. A vote was taken and with 6 votes in favour, 2 against and 1 abstention the Committee agreed that

It was resolved:

to defer planning application 25/00371/FUL, for three months with a consultation period to take place following the submission of additional information and prior to the application being taken back to Planning Committee.

7. 25/00407/TPO – Lode Road, Lode

Kevin Drane, Trees Officer, presented this report, AA31 already circulated, on an application to remove two horse chestnut trees due to tree related soil shrinkage. He explained the potential cost implications for the Council, should the application to remove the trees be refused.

The Senior Democratic Services Officer read out a statement from the applicant, Mr Michael Lawson:

“We are the arboriculturists commissioned to make the planning application for consent to fell the two Horse Chestnut trees the subject of the application. We understand that a decision will be made by the Planning Committee, and we would respectfully ask that this statement be read to the Committee.

“My name is Michael Lawson, and I am Chief Executive of the supporting arboricultural consultancy, a Chartered Biologist, Chartered Surveyor and Member of the Academy of Experts. I have given evidence in all the Courts on both criminal and civil matters relating to trees and have been an appointed Single Joint Expert to the Technology Court in London on matters of trees, subsidence and liability. I have 35 years’ experience of tree related subsidence cases and have written multiple peer reviewed papers on the subject.

“I have reviewed all of the evidence supporting this application and I would stress that the timing and pattern of movement, the view of a professional engineer, the soil types being plastic and cohesive clays, the presence of roots of Horse Chestnut, all confirm that this is a tree related subsidence and that the Horse Chestnut are the substantial and effective cause of movement.

“At only 7m from the property the trees are well within their known zones of influence, and the pattern of movement means they are undoubtedly causal in the movements witnessed.

“The close proximity means that a pruning remedy would have been to request a 80-90% of leaf area, Horse Chestnut responds very badly to heavy pruning and this level of tissue removal would likely have killed these mature trees.

“The close proximity means a root barrier could not be safely and effectively inserted down to 3m+ only a few metres from the trees.

“The Council are able to conditionally require replacement trees, and we would welcome this with species to be agreed.

“Should the Council refuse consent then the public purse would be liable to a claim in compensation for all costs including and not limited to full engineering underpinning.

“Any engineered scheme would be very costly and the CO2e required in concrete, steel and delivery and other movements outweigh any advantage from the trees.

“Should approval be given we will automatically be replacing the lost trees as part of our own global tree replacement planting scheme backed by insurers.

“We respectfully ask the Members to support this application and grant consent to fell the two trees.”

Lucy Wells, Chair of Lode Parish Council, gave the following statement:

“Lode Parish Council strongly objects to the decision that these trees be removed and asks that this decision be reconsidered. Whilst Lode Parish Council is sympathetic to the homeowner of 46 Lode Road and the concerns over shrinkage to their home’s foundations, we have a number of comments and questions to relay to the Committee.

“Lode has recently seen a substantial loss of significant trees, which has had a detrimental impact on the village environment in numerous ways. A large maple near the entrance of the village was mistakenly removed a few years ago. The mature hedgerow opposite the horse chestnut trees in question was removed with planning permission recently, in bird nesting season, as was another large hedge, again with planning permission, including at least three sycamores, holly and many other species around the chapel, again in nesting season.

“The two horse chestnut trees are on the main road into the village and so are known, though perhaps taken for granted, by all residents. They are very large and well formed and will be noticeable in their absence. We understand that they are each probably over 100 years old. They no doubt provide habitat for a number of species; their carbon capture potential has already been well documented by Trees Officer Kevin Drane. They also provide much needed shade for several houses nearby, as well as pedestrians and cyclists. They are a long standing feature of that corner of the village and their removal would reduce the aesthetic appeal of the village.

“The trees were in situ decades before the house affected was built. As will be the case for several other trees situated near houses in the village. We are concerned that the felling of these trees will create a precedent for an easy agreement of felling applications in the future. We would like to understand what other actions could be considered in advance or instead of a decision to fell and ask ECDC to at the very least consider a stepwise solution rather than an immediate decision to fell these two trees. Is, for example, the house under immediate threat? We understand that the rate of subsidence has been monitored from 2023. What do those results actually tell us? How fast is the problem developing? Could the situation be monitored for a few more years? If the concern for ECDC is litigation further down the line, could that not be mitigated for now by works carried out on the house?

“We understand from reports that removal of these trees is not guaranteed to solve the problem for the homeowner. Indeed, removing them in this case could exacerbate some of the issues caused by our recent weather changes i.e. further warming or flooding, which is a particular problem on that corner of the village. What mitigation measures are ECDC prepared to make when it comes to preserving large trees? Is there any other work that can be carried out on the trees, which might reduce their moisture uptake? Is it, or will it be necessary to fell both trees? They are situated at different distances from the problem area of the property.

“If felling is inevitable at some stage in the future, we would like to ask ECDC to consider succession planting of trees now in order to plan for the potential

felling many years into the future. Indeed, are there any other trees in the village where there are potential or identifiable issues for which succession planting could be put in place now? The Parish Council would welcome such an audit.

“We all have to live and exist in partnership with the environment. With climate change being a real issue, the removal of these trees would seem a short term and detrimental measure, when works on the house could potentially be carried out to enable the house and trees to exist alongside each other. This is a less wooded county than some. So each large tree could be considered more valuable than in other areas. Lode Parish Council hopes that by considering our concerns and questions you might look favourably on keeping these very old, large, handsome shade and life giving trees. Giving them the opportunity to contribute to the health of the village for a hundred more years to come.”

The Senior Democratic Services Officer read out the following statement from ward member Cllr John Trapp:

“Having looked at the site with Parish Council members, it does seem a pity to me that such an elegant and stately tree, in a dominating location, should be felled. A number of residents have made similar comments in their replies.

“It seems ironic that trees that have existed well before the building of a house adjacent to them should be felled because they may cause problems to the new arrival. It is not the current owner’s fault that this has happened; it is the fault of anyone who was instrumental in the building of this house so close to a well-established tree. I can accept that the planting of a tree subsequent to the building of the house may be a reason for its removal if it is detrimental to the long-term stability of the house, but not if the tree was the first arrival.

“A similar situation has arisen in Cambridge City, and the Council decided to retain the tree.

“Future planning applications should be advised that the possible damage from long-established trees should be considered at the planning stage, and planning be refused on the grounds of possible loss of the trees.”

The Committee was invited to ask questions to the Trees Officer, who responded as follows:

- An independent assessment had shown that the damage to the property was consistent with tree related subsidence.
- This independent report had recommended the removal of both trees.
- The damage had not been visible to members on their site visit.
- In the view of the insurance company, if the Council refused to remove the trees it would be liable for any remedial works.
- The trees would have been approximately 10% smaller when the home had been built.
- Builders would have had to cut through tree roots when laying the foundations for the home and constructing the driveway.

The Committee moved on to debate.

Cllr Julia Huffer supported the officer recommendation to refuse permission to fell the two trees. She suggested that the insurance company was liable for any damage to the home by trees that would have been there when the insurance policy was agreed and were not on land owned by the Council. She hoped that the Council would fight any claim made against it by the insurance company. Cllr Christine Colbert stated that in 1976 many homes were underpinned as a result of the drought, but this did more harm when the drought ended. Cllr Alan Sharp asserted that if the Committee agreed to the recommendation in the report it should fight any claims made by the insurance company against the Council for the damage, as the trees were there when the home was built and the insurance policy was agreed. Cllr Martin Goodearl agreed that the homeowner had a contract with the insurer, who was now liable for the costs.

Cllr Keith Horgan stated that according to a professional independent opinion, the two trees in question were damaging a home and the Council would be liable for any future damage if the application was refused, which officers estimated as being between £90,000 and £130,000. Cllr James Lay feared that the Council would be liable for any additional costs of future damage if it did not remove the trees.

Cllr Christine Colbert considered the merits of only removing the tree nearest the property.

Cllr Julia Huffer proposed and Cllr Alan Sharp seconded the recommendation in the report. A vote was taken and with 7 votes in favour, 2 against and 0 abstentions the Committee agreed

It was resolved:

to refuse planning application 25/00407/TPO, for the reasons laid out in the report.

Cllr Ross Trent left the meeting for the following two items.

8. 25/00436/FUL – 13 St Marys Street, Ely

The Planning Team Leader presented this report, AA32 already circulated,

The applicant David Wright, gave the following statement:

“Firstly, I would like to apologise for the retrospective application. We were under the misapprehension that the building was already Class E, an error on our part.

“The Old Dispensary is a historic building near the centre of Ely, which was used for many years as a community facility where local groups could meet. At one time it was the only such place. Now there are many alternatives – I found 15 and there are no doubt more. For the past 5 years usage had been declining. It became uneconomic to run, and essential maintenance was not affordable.

“In its last year (year ending April 2023), income was £5,000 and expenditure £18,000. The Charities Commission agreed to the building being sold at auction. I understand that the proceeds will be used to help local charities.

“When we bought the building, it was in poor condition, with water ingress which risked damage to the front of the building, with mould and wet wood inside. Heating and electrical systems had been inspected and were deemed unsafe. We have carried out maintenance, rewiring where necessary and replaced the failing heating system with a modern efficient unit. We have made no change to external appearance (other than replacing broken window glass with sound panes).

“We have ensured our plans will not alter the nature of the building, and the internal changes to make it suitable for a secure office will be reversible should some other use be needed in future. Indeed, we believe we have saved the building in its present form; some other bidders wanted to convert it into housing.

“Having an office for our local MP with meeting space in the centre of Ely provides a community benefit. We note the example of the previous MP, who also had an office in the centre of Ely.

“The building is accessible to people with disabilities, and we will retain this. We have discussed opening hours with the planning officers, and have no objection to the conditions proposed.”

The Committee were invited to ask David Wright questions and he replied as follows:

- Parking was not permitted in front of the building, vehicles could load and unload.
- No alteration of parking arrangements were included in the planning application.
- Car parking was available across the road from the building.

The Committee were invited to ask questions of officers, who replied as follows:

- Two applications were required, one to address listed building consent and one for the works.
- No parking permission was granted for the property and no change to parking was being sought in the application.

Cllr Martin Goodearl proposed and Cllr James Lay seconded the recommendation in the report. The Committee unanimously agreed

It was resolved:

to approve planning application 25/00436/FUL, subject to the conditions set out in Appendix 1.

9. 25/00437/LBC – 13 St Marys Street, Ely

The Planning Team Leader presented this report, AA33 already circulated. David Wright said that he had nothing extra to add to his original statement.

The Committee were invited to ask David Wright questions and he replied as follows:

- Parliamentary security would assess the building and add any security measure that they saw fit.
- If the security measures required any further alterations to the building, a planning application would be submitted to the Council.

Cllr Keith Horgan proposed and Cllr Julia Huffer seconded the recommendation in the report. A vote was taken and the Committee unanimously agreed

It was resolved:

to approve planning application 25/00437/LBC, subject to the conditions set out in Appendix 1.

10. Planning performance report – May 2025

Cllr Ross Trent rejoined the meeting.

David Morren, Strategic Planning and Development Management Manager, presented a report (AA34, previously circulated) summarising the performance of the Planning Department in May 2025. He was pleased to report that the planning improvement project had recently been audited and there had been a 51% reduction in the number times a request had been made for an extension of time when processing an application, compared to this time last year. It was noted that there was limited data available from other local authorities on this issue, making comparisons with other councils difficult.

It was resolved unanimously:

That the Planning Performance Report for May 2025 be noted.

The meeting concluded at 5:23 pm.

Chair.....

Date.....

24/01257/RMM

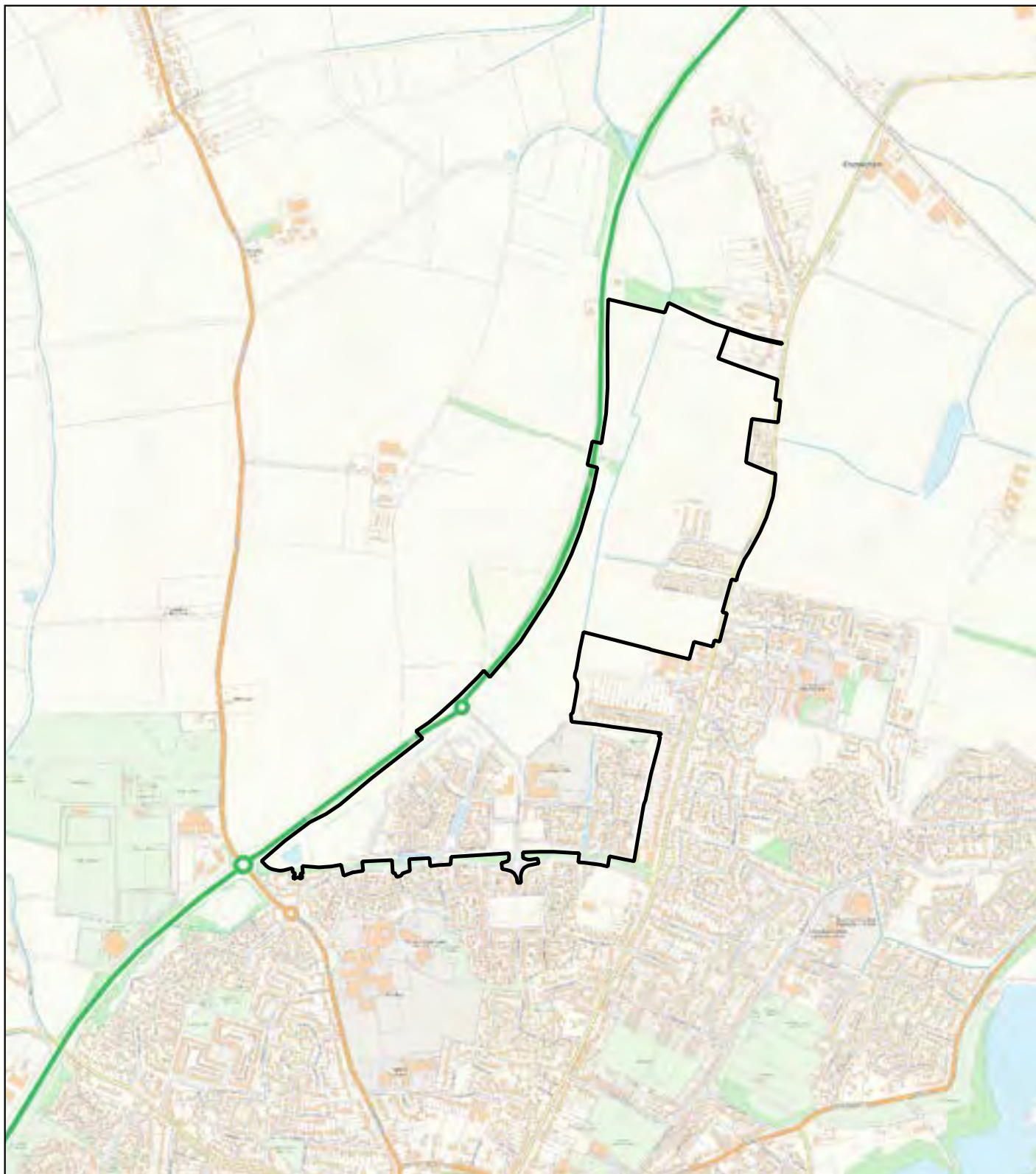
Phase 5 Orchards Green Development
Land North of Isle of Ely Primary School
School Lane
Ely

Erection of 300 new homes with landscaping

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

<http://pa.eastcambs.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SNVJOCGGH6K00>





24/01257/RMM



Phase 5 Orchards Green
Development
Land North Of Isle Of Ely
Primary School
School Road
Ely

East Cambridgeshire
District Council

Date: 19/08/2025
Scale: 1:15,000



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TITLE: 24/01257/RMM

Committee: Planning Committee

Date: 3 September 2025

Author: Major Projects Planning Officer

Report No: AA41

Contact Officer: Catherine Looper, Major Projects Planning Officer
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01353 616205
Room No 011 The Grange Ely

Site Address: Phase 5 Orchards Green Development, Land North Of Isle Of Ely Primary School, School Road, Ely

Proposal: Approval of reserved matters for layout, scale, appearance, access and landscaping following outline planning permission 13/00785/ESO for the erection of 300 new homes, landscaping, open space, allotments, pedestrian, cycle and vehicle routes and associated infrastructure pertaining to Phase 5 of the Orchards Green development and approval of relevant details for Phase 5 under conditions 14, 20, 21, 25, 26, 49, 50 and 56 of the outline planning permission

Applicant: Bellway Homes Limited (Eastern Counties)

Parish: Ely

Ward: Ely North

Ward Councillor/s: Chika Akinwale
Alison Whelan

Date Received: 19 December 2024

Expiry Date: 10 September 2025

1.0 RECOMMENDATION

- 1.1 Members are recommended to APPROVE the application subject to the recommended planning conditions below. The full wording of recommended conditions can be read in Appendix 2.
1. Plans
 2. Time Limit
 3. Traffic Management Plan
 4. Management & Maintenance of Streets
 5. Mechanical Ventilation

- 6. Junction Visibility Splays
- 7. Construction of Footways/Cycleways
- 8. Landscape Maintenance
- 9. Arboricultural Method Statement
- 10. Soft Landscaping
- 11. Materials
- 12. Boundary Treatments
- 13. Lighting
- 14. Energy & Sustainability
- 15. Access and Hardstanding
- 16. Pedestrian Visibility Splays
- 17. Gates Restriction (1)
- 18. Gates Restriction (2)
- 19. Temporary Facilities

- 1.2 The application is being heard by committee because historically applications on the North Ely allocation have been brought before Members.

2.0 SUMMARY OF APPLICATION

- 2.1 The application follows the approval of outline permission 13/00785/ESO, on the allocated site ELY 1, for the development of up to 1,200 homes with associated employment and community uses, supporting infrastructure and open space/landscaping. This reserved matters application relates to Phase 5 of that outline application and is for 300 dwellings, including 120 affordable homes. All reserved matters (access, appearance, landscaping, layout and scale) are for consideration as part of this application. The application also includes details requested by the following conditions on the outline application, 13/00785/ESO – 14 (Biodiversity Survey and Assessment), 20 (Landscaping), 21 (Surveys), 25 (Foul Water Drainage Design) 26 (Lighting Management Plan), 49 (Dwelling Mix), 50 (Affordable Housing) and 56 (Recycling Infrastructure), however it should be noted that some of this information will not form part of the proposed approved documents as it will require discharge of condition on the original outline application.
- 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 [Simple Search](#).

3.0 PLANNING HISTORY

3.1 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 November 2014

4.0 THE SITE AND ITS ENVIRONMENT

- 4.1 The site is currently an agricultural field that forms part of the ELY 1 allocation within the East Cambridgeshire Local Plan. This parcel is situated to the north of the Isle of Ely Primary School and curves around behind King Edgar Close and Lily House to join Lynn Road opposite Mistletoe Lane. The site is bounded by the A10 to the west.

RESPONSES FROM CONSULTEES –

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

Parish - 28 May 2025

The Council has no concerns with regards to this application.

Waste Strategy (ECDC) – 14 August 2025

Vehicle tracking - there are a couple of overhangs which seem minimal and fine but would refer to Highways if this is acceptable in terms of highway rules.

I can't see anything to address the indemnity/adoption status though, so our request still applies:

Roads marked as Refuse Vehicular Private access routes per BW272EC-PL-07 REV B will be required to have a developers indemnity agreement to mitigate against possible compensation claims if they are not to be adopted by the highways as shown in BW272ECPL-11 REV B. Vehicles will not enter onto private roads without an 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)

Under previous comments, the Waste Team have provided standard advice which will appended to the decision notice as an informative.

Conservation Officer - 17 February 2025

Principle already approved - no comments

Environmental Health – 30 July 2025

- Most recent comments confirm that there are no additional comments to make regarding the amendments
- It would appear that the intention is for streetlighting to be adopted – no comments to make concerning this
- No concerns regarding the CEMP and recommends that it is conditioned as long as the hours stated do not conflict with any other conditions already attached

- Air Source Heat Pumps (ASHP) have not been considered in the Noise Impact Assessment (NIA) and therefore it would not be possible to say if they will cause a noise issue
- With regard to internal sound levels, the bedrooms in the facades of plots 265, 274-280, 291, 292 and 300 have windows opening on to the A10 are proposed to have assisted ventilation. No objections as the proposed mitigation meets national guidance but traditionally the LPA have found closed windows and an alternative form of ventilation an unacceptable form of mitigation.

East Cambs Ecologist – 15 August 2025

- Most recent comments conclude that previous concerns raised have been addressed.
- The ecologist has recommended the conditioning of a Habitat Management Monitoring Plan (HMMP) covering landscaping management for a period of 30 years prior to first occupation or completion whichever is the soonest.

Active Travel England - 29 July 2025

Following a high-level review of the above planning consultation, Active Travel England has determined that standing advice should be issued and would encourage the local planning authority to consider this as part of its assessment of the application.

Anglian Water Services Ltd - 29 July 2025

- Amendments: Most recent comments confirm that amendments made are not relevant to Anglian Water
- Assets: There are assets owned by Anglian Water that may affect the layout of the site; Anglian Water have requested some text to be included within the decision notice should permission be granted.
- Wastewater Treatment: Based on the assessment of the receiving water recycling centres (WRC) dry weather flow, Ely WRC is within the acceptance parameters and can accommodate flows from the proposed growth.
- Used Water Network: Impacts to the public foul sewage network are acceptable to Anglian Water at this stage.
- Surface Water Disposal: The proposed method of surface water drainage does not relate to an Anglian Water owned asset.

Environment Agency – 29 July 2025

- Most recent comments refer back to comments made 17th January 2025
- The EA have no concerns to raise with the CEMP
- Surface water is discharged into surface water sewers - EA have no further comment

- Foul water will be discharged into existing foul drainage sewers which Anglian Water has confirmed is acceptable – EA have no further comment
- The EA are satisfied with the land contamination assessment and as contaminants are unlikely to pose a significant risk to controlled waters, remediation to protect controlled waters is not required
- If infiltration SuDs are proposed, then these need to be clearly identified and information must be supplied demonstrating that they will maintain an acceptable unsaturated zone thickness above peak seasonal groundwater levels and that adequate water quality treatment for discharge to groundwater will be provided.

The Ely Group Of Internal Drainage Board - 11 August 2025

- Most recent comments confirm that the IDB comments remain the same as those made on 20th January 2025.
- Surface water run off generated will discharge to Phase 2 (Vistry Homes) to the north and Phase 3 (Taylor Wimpey) to the south.
- The discharge from these areas would be to Anglian Water sewers and adjacent watercourse.
- On the above basis, and the surface water run-off from Phase 5 being to the drainage networks on Phase 2 and 3, there are no matters which impact on the Board associated with the current application.

ECDC Trees Team – 13 August 2025

No comments in addition to those made previously which were as follows:
The supervised dig approach as proposed in the Arboricultural Method Statement (2.5) in relation to the TPO protected tree T18 and the potential use of no-dig construction, should any significant roots be encountered is acceptable. As such please condition that the Arboricultural Method Statement 12062_AMS.002 Rev A is complied with.

The revised soft landscaping scheme is acceptable please condition its compliance and that the approved soft landscape works shall be audited at completion and verified against the approved soft landscape plans by a Landscape Architect, to ensure compliance with approved drawings. The Landscape Architect shall report all findings to the Local Planning Authority before sign off of Conditions and final planning approval.

Design Out Crime Officers - 23 May 2025

- Most recent comments confirm that comments from 9th January 2025 still stand.
- Security and crime prevention should be discussed at the earliest opportunity with the Designing Out Crime officer and the recognised standards of 'Secured by Design' should be incorporated.

- From the initial review, the Design Out Crime officer considers that this generally appears to be an acceptable layout in relation to crime prevention and the fear of crime,
- The scheme provides reasonable levels of natural surveillance from neighbouring properties
- Where practical homes have been provided with back-to-back protected rear gardens which is known to reduce the risks and vulnerability to crime, and many homes provided with defensible space to their front.
- Pedestrian and vehicle routes are aligned together and overlooked suggesting that pedestrian safety has been considered, which should encourage some level of territoriality amongst residents.
- Vehicle parking is in-curtilage between and to the sides of properties.
- Based on the associated documents in relation to crime, disorder and the fear of crime and vulnerability for crime and searching the constabulary's crime and incident systems covering Ely North Ward for the last 2 years, the Design Out Crime officer would consider this to be an area of low/medium risk to the vulnerability for crime.
- The full comments provided in depth advice about lighting
- The full comments provide in depth advice around security for the apartments
- The full comments provide in depth advice around security for the dwellings

Housing Section – 4 August 2025

- The Strategic Housing Team supports the application as it will deliver much needed affordable housing on site.
- It will deliver a balanced variety of bedroom sizes of affordable housing on site (120 dwellings) and will meet the required 70% rented and 30% Intermediate Housing tenure split 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 to meet the Councils overall affordable housing need for the district.

Local Highways Authority - 19 August 2025

Recommendation

Following a careful review of the documents provided to the Local Highway Authority as part of the above planning application, the effect of the proposed development upon the Public Highway would likely be mitigated if the following conditions form part of any permission that the Planning Authority is minded to issue in regard to this proposal.

Comments

The latest amendments have addressed any remaining outstanding comments that would otherwise result in the Local Highway Authority recommending refusal of this application.

The following general comments are still considered pertinent for the Local Planning Authority to consider in its determination of this application.

Layout

The approved Vistry layout (ref: 21/00470/RMM) includes provision for a bellmouth junction from the Spine Road to serve Phase 5, located approximately adjacent to Bellway Plot 157. However, this junction has not been incorporated into the current Phase 5 layout, resulting in a discrepancy between the two plans. Bellway is aware of this issue and has confirmed their intention to remove the bellmouth and replace it with a footway. While the Local Highway Authority considers the principle of this change acceptable, it remains the responsibility of Bellway and Vistry to reach the necessary agreements to facilitate the delivery of the proposed Bellway layout.

Highway Adoption

No application has been received by the Local Highway Authority for a Section 38 Adoption Agreement and therefore the exact extent of adoptable highway will be subject to change. Comments made to this planning application set out the Local Highway Authority's view on layout only and may be subject to change once further technical details are known through the Section 38 process. As such, it would not be appropriate for the Extent of Adoptable Highways plan to be explicitly approved if the LPA were minded to approve this application.

Notwithstanding this, the following comments are made in respect of the proposed extent of adoption as shown on plan BW272EC-PL-11 REV C. These matters can be addressed through the Section 38 process:

The verges between the Spine Road, footway and shared use cycleway would not be adopted as public highway, except for where they form part of the visibility splay. The verge has been removed from the pink shaded area throughout without due consideration for where it would be necessary for forward or side road visibility.

The area of adoption should include the full visibility envelope. The extent of adoption in front of Plot 46 should therefore be reviewed. It would be the Local Highway Authority's preference for the footway to be widened in this location to avoid any future confusion over extent of highway. Otherwise, the applicant should seek to restrict use of this area through the sale of the plot (restrictive covenants) and the area demonstrated on plan BW272EC-PL-11.

The extent of adoptable highway has not been amended to reflect widening of the Spine Road at the bend outside Plot 183.

Condition 59

The Local Highway Authority is content for Condition 59 (Access Closure) to be discharged following the acceptable submission of:

C59 – Existing Farm Access Closure – ELY-BW-01 Rev 2

The Local Highway Authority have also recommended a number of conditions.

Lead Local Flood Authority – 8 August 2025

Based on the submitted documents, we can support the reserved matters application. Surface water from phase 5 of the proposed development will be managed through the use of permeable paving and a series of basins with the phase being split into northern and southern catchments. The northern catchment discharging into the phase 2 network and the southern into the phase 3 network at a rate of 23.1l/s.

The flooding that occurs in the school grounds as a result of the older design guidance of the previously approved design will be directed away from properties and into the road gulley system which is shown to have capacity in the modelled storm event. A maintenance and management plan has also been provided outlining maintenance practices and adoption details of the proposed drainage system.

The LLFA have recommended informatives be included on the decision notice in relation Ordinary Watercourse Consent and Pollution Control.

Cambridgeshire Fire And Rescue Service - 9 January 2025

A condition is required by Cambridgeshire Fire and Rescue for a water scheme for the provision of fire hydrants to be submitted to and agreed with the Local Planning Authority and fire authority.

Urban Designer (Place Services) - 4 July 2025

Place Services have provided detailed advice on the scheme and in respect of the latest revisions, they have concluded that they are generally very pleased with the revisions, however, a number of concerns remain such as the continued use of false windows, replacing one of the house types at two plots or adding windows to the first floor and swapping the Pasque house type for a house type with corner turning properties

Cambridgeshire County Council Education - No Comments Received

CCC Growth & Development - No Comments Received

NHS England - No Comments Received

Community & Leisure Services - No Comments Received

Ward Councillors - No Comments Received

Consultee For Other Wards In Parish - No Comments Received

- 5.2 A site notice was displayed near the site on 10th January 2025, and a press advert was published in the Cambridge Evening News on 9 January 2025.
- 5.3 Neighbours – 161 neighbouring properties were notified. Seven responses have been received and are summarised below. A full copy of the responses are available on the Council's website.
- Expected a convenience shop and small play area, lack of amenities
 - Lack of green space
 - Mistletoe Lane could not cope with the additional traffic to Lynn Road
 - Lack of parking and existing parking issues on Mistletoe Lane
 - The spine road is proposed to be 30mph, while the rest of Ely is 20mph.
 - Lack of traffic calming measures
 - Drainage issues at existing properties
 - Overlooking from new development
 - Noise and disturbance from construction
 - How will wildlife habitats be protected/replaced
 - Concerns regarding the operation of the allotments
 - Privacy concerns in relation to users of the proposed path
 - Concerns regarding capacity at GP surgery – query whether the NHS have been consulted

6.0 THE PLANNING POLICY CONTEXT

- 6.1 East Cambridgeshire Local Plan 2015 (as amended 2023)
- | | |
|----------|--|
| 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 and water 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 |
- 6.2 Supplementary Planning Documents

North Ely
Developer Contributions and Planning Obligations
Design Guide
Contaminated Land - Guidance on submitted Planning Application on land that may be contaminated
Flood and Water
Natural Environment SPD
Climate Change SPD

6.3 National Planning Policy Framework (December 2024)

- 2 Achieving sustainable development
- 4 Decision-making
- 5 Delivering a sufficient supply of homes
- 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
- 16 Conserving & enhancing the historic environment

6.4 Planning Practice Guidance

6.5 North Ely Design Code

7.0 PLANNING MATERIAL CONSIDERATIONS AND COMMENTS

7.1 The application is assessed in accordance with the development plan which comprises the East Cambridgeshire Local Plan, 2015 (as amended). Also relevant are the Supplementary Planning Documents, the Cambridgeshire and Peterborough Minerals and Waste Local Plan, 2021, the National Planning Policy Framework (NPPF) and the Planning Practice Guidance (PPG).

7.2 The main considerations of this application are the principle of development, affordable housing, open space, residential amenity, visual amenity, highways, including parking provision, ecology, water management and any other matters.

7.3 Principle of Development

7.4 Policy GROWTH 2 of the East Cambridgeshire Local Plan, 2015 (as amended) provides the locational strategy for the district and provides a hierarchy for the location of housing development. The application site is allocated in the Local Plan under Policy ELY 1. The principle of development is this location has been established through the allocation of this site and the granting of the outline application, 13/00785/ESO. The outline permission conditioned that reserved matters applications were to be made within 15 years of the grant of planning permission. The reserved matters application has been made within this timescale and therefore the principle of development is considered to be acceptable.

7.5 Affordable Housing & Housing Mix

- 7.6 The outline application imposed conditions in relation to dwelling mix (condition 49), affordable housing (condition 50), flexible dwellings (condition 51), custom and self-build (condition 52) and lifetime homes (condition 53). The dwelling mix was conditioned to provide a mix of dwelling types and sizes that contribute to the housing needs and demand of the locality at the time of the submission of the reserved matters. In respect of affordable housing, the condition states that any reserved matters should include a plan showing the distribution of market and affordable housing and a schedule of dwelling size. Conditions were also imposed to secure that 20% of dwellings are suitable for home office working and a minimum of 20% of dwellings should be designed as lifetime homes. The dwelling mix is as follows:

Market Homes	Total
1 bedroom apartment	3
2 bedroom apartment	10
2 bedroom house	18
3 bedroom house	72
4 bedroom house	71
5 bedroom house	6
Total	180

Affordable Homes	Total
1 bedroom apartment	3
2 bedroom apartment	8
2 bedroom house	59
3 bedroom house	35
4 bedroom house	15
Total	120

- 7.7 The planning statement confirms that 40% of the dwellings would be affordable (demonstrated in the table above) which is more than on previous phases of this development, as the s106 made provision for viability reviews, which have shown provision of 40% affordable housing is viable across Phase 5.
- 7.8 The planning statement also confirms that the requirement for 20% of residential dwellings to be suitable for home working has been met as 70 of the dwellings (23%) have a designated study space.
- 7.9 While condition 53 of the outline permission relates to Lifetime Home standards, these standards have since been replaced and therefore the application delivers 142 (47%) of the units to the latest M4(2) Building Regulations standards.
- 7.10 The Council's Strategic Housing Team have reviewed the proposals and support the application as it will deliver a balanced variety of affordable housing on site (120 dwellings) and will meet the required 70% rented and 30% Intermediate Housing tenure split in accordance with the approved s106 agreement. They have further advised that the affordable housing mix will meet the housing needs of those

households in Ely as well as helping to meet the Council's overall affordable housing need for the district.

- 7.11 In respect of density, the site is split into three character areas, each of which had a specific density in the parameter plan. Two of the areas are proposed to have a slightly lower density and one a slightly higher density as set out in the table below:

Character Area	Parameter Plan	Proposed	Difference
Two Mills	26dph	30dph	+4
Orchard View	40dph	36.6dph	-3.4
Orchard Grove	28dph	25.5dph	-2.5

- 7.12 The variations in density proposed are minor and it is considered that the proposed densities respect the character areas and the intentions of the Design Code. The layout is considered to be acceptable (this is discussed in the visual amenity section of the report) which in turn suggests that the density is appropriate.

- 7.13 The proposal is considered to comply with Policies HOU 1, HOU 2 and HOU 3 of the East Cambridgeshire Local Plan, 2015 (as amended), the North Ely Design Code and North Ely SPD and the provisions of the NPPF.

7.14 Open Space

- 7.15 The submitted planning statement sets out that the layout accommodates the Long Fen character area which is a linear area of open space that runs along the western boundary. In addition, the proposal includes toddler play provision on the eastern boundary with Lynn Road, allotment provision and Eight Tower Park which is a large area of open space incorporating informal play areas and formal play provision. The total amount of public open space is 5.1702ha, which is approximately 34% of the total site area.

7.16 Residential Amenity

- 7.17 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.

The amenity of future occupiers

- 7.18 The Council's Environmental Health Officer (EHO) has commented that the Sustainability Statement references the use of low carbon heat pumps. They have commented that the use of heat pumps has not been considered in the Noise Impact Assessment (NIA) and therefore they are unable to say for certain whether the proposed units would cause a noise issue. However, it is acknowledged that there is significant weight given to renewable energy sources within Chapter 14 of the NPPF, and various forms of sustainable energy technologies being introduced to permitted development rights. With the emphasis on transitioning to net zero by 2050 in the NPPF (Chapter 14), it is not considered that the use of low carbon heat pumps would be unacceptable.

- 7.19 In respect of the NIA, the EHO has commented that the bedrooms in the facades of plots 265, 274-280, 291, 292 and 300, which have windows opening onto the A10, are proposed to have assisted ventilation provided as they would be considered unacceptable with the windows open. While the mitigation proposed meets national guidance and therefore the EHO has not objected, the Local Planning Authority (LPA) have traditionally considered that closed windows with an alternative form of ventilation to be unacceptable. While this is the LPA's stance, there are 10 dwellings affected in a development of 300 homes and therefore on balance, it is considered that alternative ventilation would be acceptable, particularly given that the site is allocated and there is a requirement to bring forward a certain number of homes.
- 7.20 The Design Guide SPD states that garden sizes should be a minimum of 50sqm. The planning statement sets out that all homes exceed the 50sqm stated in the garden size standard within the Design Guide. Officers have reviewed the garden areas provided and are satisfied that these are appropriate.
- 7.21 The Design Out Crime officer has commented on the proposal and has stated that the layout appears to be acceptable in relation to crime prevention and the fear of crime and that the area is a low/medium risk to the vulnerability of crime. The comments received are very in depth and relate largely to measures to be taken for the developer to achieve gold standard under the Secured by Design (SBD) scheme which is separate to planning permission.

The amenity of existing occupiers

- 7.22 There has been concern raised by neighbouring dwellings on Mistletoe Lane around the overlooking from the proposed dwellings to their properties. The majority of the proposed dwellings will face the principal elevations of the existing dwellings, however, the corner dwellings at either end of Mistletoe Lane have their gardens adjacent to the road. On measuring the plans, there is approximately 15 metres (49.21ft) between the proposed dwellings and the gardens and this is considered to be an acceptable separation distance, particularly as there is a road between the dwellings.
- 7.23 There has also been comments received raising concern about noise during the construction period. The Council's Environmental Health Officer has read the Construction Environmental Management Plan (CEMP) and has stated that as long as the working hours do not conflict with any other conditions already attached to the site, that the contents of the CEMP are conditioned. The hours specified in the CEMP state that the site working hours are 07:30-18:00 Monday-Friday and on occasion, there would be a requirement to work Saturdays, with the proposed hours being 07:30-13:00. These working hours are standard, and it is considered that they would be acceptable. It should be noted that the submission of the CEMP is a requirement of the outline application 13/00785/ESO under Condition 12 and therefore the applicant will need to submit the CEMP as a discharge of condition.
- 7.24 Overall, it is considered that the proposal would have an acceptable impact on the amenity of both existing and future residents in accordance with Policy ENV 2 of the East Cambridgeshire Local Plan, 2015 (as amended).

7.25 Visual Amenity

- 7.26 Paragraphs 135b and 135c of the NPPF seek to secure visually attractive development which improves the overall quality of an area and is sympathetic to local character and history. The NPPF makes it clear that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.
- 7.27 Policy ENV 1 requires applications to ensure that they provide a complementary relationship with existing development, and conserve, preserve and where possible enhance the distinctive and traditional landscapes, and key views in and out of settlements. The policy sets out that development proposals should respect 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. The policy requires proposals to take account of settlement edges, the space between settlements, and the wider landscape setting, as well as the visually sensitive natural skylines of the area. The policy also requires proposals to take account of the unspoilt nature and tranquillity of the area and the nocturnal character.
- 7.28 Policy ENV 2 requires applications to ensure that their location, layout, form, scale, massing and materials are sympathetic to the surrounding area by making efficient use of land and respecting the density, urban and village character, public spaces, landscape and biodiversity of the surrounding area. This policy seeks to retain existing important landscaping and natural and historic features and expects proposals to include landscape enhancement schemes.
- 7.29 The outline application (13/00785/ESO) concluded that the site had been identified as one of the few areas left for expansion in the city at a scale that enabled the viable provision of services and other infrastructure and that it was therefore inevitable that the character of the land would change and the views from neighbouring properties would be lost, however, it also set out the mitigation proposed to reduce the impact.
- 7.30 At its southern point, this phase joins Phases 1 and 3, with the proposed local park adjacent to the school on Phase 1. The residential development goes northward before the site curves to the east where the residential development continues until it meets Lynn Road. In addition to the more formal open space, further informal open space runs along the entire western boundary and there are allotments at the Lynn Road end of the development.
- 7.31 The site features four different character areas; Orchard Grove to the south of the site which has formal and less formal areas and is the lowest density area and encompasses the local park; Orchard View in the centre of the site which has more formal areas of housing around the primary street and areas of lower density and formality where it abuts the landscaped areas; Two Mills, which forms a very small part of the northern edge of this phase and which has a medium density suburban character and Long Fen, which consists entirely of open space and stretches the

entire western edge of the overall site. The majority of the development is two storey in scale, with the apartments at three storeys in scale.

- 7.32 The design of dwellings provides variation and a mixture of materials. While there are repeating house types, these are mixed within the site to provide interest to street scenes. Dwellings have been positioned in order to naturally survey open spaces, and have been designed to turn corners, preventing blank elevations from being present within street scenes. Boundary treatments and plot layouts have been considered to ensure that street scenes are not dominated by hard boundary treatments.
- 7.33 There has been a significant input from specialist Urban Designers into the scheme to assist with ensuring that the proposal results in a high-quality development. In their most recent comments, they have confirmed that they are generally pleased with the revisions made, however, there are still a number of concerns, such as the continued use of false windows, replacing one of the house types at two plots or adding windows to the first floor and swapping the Pasque house type for a house type with corner turning properties. However, the use of false windows is minimal across the site, and the Pasque house type is only used twice across the whole site. On balance, it is considered that across the site the design is generally of a high quality and a number of changes have been made to address design comments from both the LPA and Place Services.
- 7.34 Condition 26 of the outline permission 13/00785/ESO states that to the extent that reserved matters applications include external public spaces or roads which are not intended to be adopted by the highway authority, they will be accompanied by a Light Management Plan. The Council's Environmental Health Officer has commented that it is not clear if the lighting is private or adoptable, but they have no objections either way.
- 7.35 On balance, the proposal is not considered to harm local visual amenity and the development complies with the Design Guide, 2015 Local Plan Policies HOU2, ENV1, ENV2 and ENV12, as well as the NPPF.
- 7.36 Highways**
- 7.37 Policy ENV2 of the East Cambridgeshire Local Plan 2015 sets out that development proposals will be required to incorporate the highway and access principles contained in Policy COM7 of the Local Plan 2015 to ensure minimisation of conflict between vehicles, pedestrians, and cyclists; safe and convenient access for people with disabilities, good access to public transport, permeability to pedestrian and cycle routes; and protection of rights of way. Policy COM8 of the Local Plan 2015 seeks to ensure that proposals provide adequate levels of parking, and policy COM7 of the Local Plan 2015 require proposals to provide safe and convenient access to the highway network. Paragraph 115 b of the NPPF seeks to ensure "safe and suitable access to the site can be achieved for all users". Paragraph 109e of the NPPF sets out that "opportunities to promote walking, cycling and public transport use are identified and pursued" and that paragraph 110 states that "Significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes."

- 7.38 The site does not include any direct connections to main roads and does this by connecting to existing roads built out in other phases. It will connect to the A10 via Comice Way (Phase 3), Cam Drive via Damson Avenue (Phases 1 & 3) and Lynn Road via Mistletoe Lane (Phase 2).
- 7.39 Within the site, dwellings generally have two car parking spaces each. Some plots also benefit from a garage in addition to two parking spaces. One-bedroom properties have one allocated space. The parking layouts are largely a mixture of side by side spaces and tandem parking to avoid car dominated frontages. There are approximately 60 visitor spaces proposed which exceeds the requirements of Policy COM 8.
- 7.40 The Local Highway Authority (LHA) has reviewed the application and have commented that the effect of the proposed development on the public highway would likely be mitigated if the requested conditions form part of any permission the LPA is minded to issue. The conditions requested relate to pedestrian visibility splays, junction visibility splays, road/footway/cycleway construction, restriction on gates, restriction on placement of temporary facilities, the submission of a traffic management plan and the submission of a scheme for proposed arrangements for future management and maintenance of proposed streets.
- 7.41 The LHA have commented that the approved Vistry layout (Phase 2) includes provision for a bellmouth to serve Phase 5, however, this junction has not been incorporated into the current Phase 5 layout. It has been confirmed to both the LHA and LPA that the bellmouth is not required for Phase 5 and that the intention is to remove the bellmouth and replace it with a footway. The LHA have commented that while they consider the principle of this change acceptable, it remains the responsibility of Bellway and Vistry to reach the necessary agreements to facilitate the delivery of the proposed Bellway layout.
- 7.42 They have also commented that no application has been received by the LHA for a Section 38 Adoption Agreement and therefore the exact extent of the adoptable highway will be subject to change.
- 7.43 Condition 59 of the outline permission 13/00785/ESO states that all existing field accesses shall be permanently and effectively closed and the footway/highway verge shall be reinstated in accordance with a scheme to be agreed with the Local Planning Authority in consultation with the Highway Authority, within 28 days of the bringing into use of the new access. A scheme has been submitted as part of this application and is shown on drawing number ELY-BW-01 Rev 2 and the LHA have confirmed that the proposed scheme is acceptable. It should be noted that this information is required to be discharged under condition 59 of the original outline permission.
- 7.44 It is therefore considered that with the imposition of the requested conditions that the proposal complies with policies COM7 and COM8 of the Local Plan 2015.

7.45 Ecology

- 7.46 Policy ENV7 of the East Cambridgeshire Local Plan 2015 recognises the importance of environments such as trees, wetlands, hedgerows, woodlands and ponds which provide habitats, corridors and links for wildlife, and are part of an essential network for the survival and diversity of species. Paragraph 174 of the NPPF advises that development proposals should minimise impacts on biodiversity and secure net gain. Additionally, the paragraph discusses the importance of establishing coherent ecological networks that are more resilient to current and future pressures. Paragraph 193d goes on to advise that development should be supported where the primary objective is to conserve or enhance biodiversity. It goes on to advise that opportunities to incorporate biodiversity improvements in and around developments should be encouraged.
- 7.47 Condition 14 of the outline permission (13/00785/ESO) requires that any reserved matters application is accompanied by a Site Biodiversity Survey and Assessment that demonstrates how it accords with the aims and objectives of the Biodiversity Strategy.
- 7.48 The Council's Ecologist initially raised several concerns over the biodiversity enhancements and mitigation measures including queries around how ditches would be managed, who would remove tree and hedge guards, who would oversee delivery and compliance of the approved measures, who would be responsible for undertaking habitat creation and management, the position of bat boxes and a request for hedgehog highways to be mapped on the enhancement maps. Several additional concerns were raised in a second consultation including the inclusion of herbicide control measures, swift boxes not being grouped in threes, the planting schedule and the lack of wildlife enhancement features on many homes.
- 7.49 These concerns have now been addressed, and the Ecologist supports the application. They have recommended the conditioning of a Habitat Management Monitoring Plan (HMMP) covering landscaping management for a period of 30 years prior to first occupation or completion whichever is the soonest.
- 7.50 The requested condition is normally associated with the legal requirement to provide 10% mandatory Biodiversity Net Gain (BNG). However, the original outline application was submitted and approved prior to mandatory BNG legislation coming into effect. The reserved matters application would not trigger mandatory BNG legislation and therefore securing landscaping management for a 30-year period would be onerous on a reserved matters application, particularly as it would likely require a legal agreement. Instead, a condition will be imposed for a scheme for the maintenance of soft landscaping to be submitted to the LPA prior to occupation, which would cover 5 years from last occupation.
- 7.51 Condition 20 of the outline permission (13/00785/ESO) requires that reserved matters applications must include detailed landscape designs, specifications and timescales for implementation for both hard and soft landscaping. Condition 21 states that the details required by condition 2 (Reserved Matters Details) in respect of landscaping shall include a land survey, tree and hedge survey and Arboricultural Impact Assessment (AIA).

- 7.52 In respect of trees, the Council's Trees Officer has commented that the supervised dig approach as proposed in the Arboricultural Method Statement, in relation to the TPO tree, is acceptable should any significant roots be encountered. As such, they have requested that compliance with the Arboricultural Method Statement is complied with.
- 7.53 The Trees Officer has confirmed that the revised soft landscaping scheme is acceptable and has requested that compliance is condition. In addition, the Trees Officer has requested that the approved soft landscape works are audited at completion and verified against the approved soft landscaping plans, with the findings reported to the Local Planning Authority. It is not considered necessary to require a condition requiring auditing as compliance with the soft landscaping scheme has been conditioned, as well as its maintenance.
- 7.54 The proposals are considered to be acceptable and in compliance with the relevant policies within the East Cambridgeshire Local Plan 2015, the Natural Environment SPD and the NPPF.
- 7.55 Flood Risk and Drainage**
- 7.56 Policy ENV 8 of the Local Plan 2015 sets out that a site-specific Flood Risk Assessment, endorsed by the Environment Agency, appropriate to the scale and nature of the development and the risks involved, and which takes account of future climate change, will be required for major and non-minor development proposals in Flood Zones 2 and 3 and 'Modelled Zone 3'; and major and non-minor development proposals in Flood Zone 1, on sites of 1 hectare or greater, or where there is evidence of historic flooding set out in the SFRA and/or a Surface Water Management Plan. All applications for new development must demonstrate that appropriate surface water drainage arrangements for dealing with surface water run-off can be accommodated within the site, and that issues of ownership and maintenance are addressed. The use of Sustainable Drainage Systems will be required for new developments in accordance with the Cambridgeshire SuDS Design and Adoption Handbook (or successor document) unless, following an assessment of character and context, soil conditions and/or engineering feasibility dictate otherwise. SuDS may be incorporated within the Flood Risk Assessment.
- 7.57 Condition 25 of the outline permission 13/00785/ESO states that any subsequent reserved matters shall be supported by a detailed foul water drainage strategy that demonstrates that it complies with the approved site wide Foul Water Drainage Strategy.
- 7.58 The submitted drainage strategy states that the surface water would be split into two catchments, with the northern catchment directed to Phase 2 and attenuated within the proposed swales/basins and the southern catchment directed to proposed attenuation basins on the sites western boundary and further directed south to the existing watercourse.
- 7.59 The foul drainage would also be split into two catchments and connect to the sewers of Phases 2 and 3 via gravity flows.

- 7.60 The Lead Local Flood Authority (LLFA) has advised in their most recent consultation that they support the reserved matters applications. They note that the surface water from Phase 5 will be managed through the use of permeable paving and a series of basins with the phase being split into northern and southern catchments, with the northern catchment discharging into the Phase 2 network and the southern into the Phase 3 network at a rate of 23.1l/s.
- 7.61 They have also commented that the flooding that occurs in the school grounds (as a result of the older design guidance of the previously approved design) will be directed away from properties and into the road gulley system which is shown to have capacity in the modelled storm event. A maintenance and management plan has also been provided outlining maintenance practices and adoption details of the proposed drainage system. It should be noted that the applicant is required to submit this information under a discharge of condition application relating to condition 24 of the outline permission.
- 7.62 In respect of wastewater treatment, Anglian Water have advised that the Ely Water Recycling Centre is within the accepted parameters and can accommodate the flows from the proposed growth. They have also confirmed that they consider the impacts on the public foul sewerage network to be acceptable at this stage. They have requested informatives be added to the decision notice.
- 7.63 The Environment Agency have advised that they have no objection to the scheme.
- 7.64 The Internal Drainage Board have confirmed that there are no matters which impact on the Board associated with the application.
- 7.65 Based on the information provided it is considered that flood risk and drainage can be adequately dealt with in accordance with policy ENV8 of the East Cambridgeshire Local Plan 2015, the Cambridgeshire Flood and Water SPD, and Chapter 14 of the NPPF.
- 7.66 Other Material Matters**
- 7.67 There have been a number of comments made in relation to the lack of amenities such as shops and green space. This part of the allocation site was not intended for the provision for shops as these will be delivered in other phases. The proposal does include the provision of green space as set out in the open space section of this report (paragraph 7.14). In addition, this site is part of a wider outline scheme which will deliver various public services and amenities including (but not limited to) shops, schools, open spaces and sports provision.
- 7.68 There has been concern raised around the management of the allotments and what rules and restrictions would be put in place. Condition 45 of the outline permission states that prior to the commencement of development, a scheme for the management of the allotments shall be submitted to and approved in writing by the Local Planning Authority and the details shall be considered at this stage.
- 7.69 There have been comments received raising concern around the impact of the development on GP appointments times, and a query has been raised as to whether the NHS has been consulted to understand how additional patients would

be handled. A consultation has been sent to NHS England and no response has been received. The allocation site as a whole was considered to be acceptable in respect of its impact to health provision with the officer report for the outline application 13/00785/ESO stating 'Officers are satisfied that provision by contribution is a reasonable approach, as it complies with draft Local Plan Policy Growth 3, which lists a new primary healthcare facility at the Hospital as a key requirement. This matter is captured in the Heads of Terms within the proposed s106 Agreement detailed in the S106 Agreement section towards the end of this report. The applicant has therefore not made provision on the site'.

- 7.70 Condition 56 of the outline permission 13/00785/ESO states that any application for reserved matters shall include consideration of the management of municipal waste generated by the development following construction, including details of any facilities for segregation and storage of recyclables, non-recyclables and compostable material and access to such facilities by users and waste collection vehicles. The Waste Team have reviewed the information provided and note that the scheme appears to be acceptable in waste terms. They have highlighted that there are a couple of instances of vehicle overhang to curbs in the tracking drawings but defer to the Local Highways Authority to consider the acceptability of the scheme. They have requested an informative relating to indemnity agreements which can be appended to any decision notice.

7.71 Human Rights Act

- 7.72 The development has been assessed against the provisions of the Human Rights Act 1998, and in particular Article 8 (right to respect for private and family life) and Article 1 of the First Protocol (protection of property). Under the Act, it is unlawful for a public authority, such as East Cambridgeshire District Council, to act in a manner that is incompatible with the European Convention on Human Rights. In arriving at this recommendation, due regard has been given to the applicant's reasonable development rights and expectations which have been balanced and weighed against the wider community interests, as expressed through third party interests / the Development Plan and Central Government Guidance. The Council is also permitted to control the use of property in accordance with the general interest and the recommendation set out below is considered to be a proportionate response to the submitted application based on the considerations set out in this report.

7.73 Equalities and Diversities

- 7.74 In considering this planning application due regard has been had to the public sector equality duty (PSED) under Section 149 of the Equality Act 2010, which means that the Council must have due regard to the need (in discharging its functions) to put an end to unlawful behaviour that is banned by the Equality Act, including discrimination, harassment and victimisation and to advance equality of opportunity and foster good relations between people who have a protected characteristic and those who do not. Account has been taken of the PSED and it is considered that the recommendation set out below would not undermine the objectives of the duty.

7.75 Planning Balance

7.76 On balance, the proposal is considered to be in accordance with the outline permission for the site and has been assessed against both local and national planning policy. The proposal is not considered to create significantly detrimental impacts in terms of visual amenity, residential amenity, highway safety, drainage and flood risk. The benefits of the development are considered to outweigh the limited impacts identified. The proposal is considered to comply with the policies within the Local Plan 2015 (as amended), and the NPPF. The application is therefore recommended for approval subject to the conditions set out below.

8 APPENDICES

Appendix 1 – Outline decision notice 13/00785/ESO

Appendix 2 – List of suggested conditions

PLANS

The following plans are a selection of those submitted as part of the application and are provided to illustrate the proposed development. They may not be to scale. The full suite of plans can be found on the Council's website.



JCN

DESIGN & PLANNING

Ashberry

Accommodation Schedule

Private Dwellings

No	Name	Ref	Type	Beds
3	Newsam - Bolster		Apt	2
3	Newsam - Dolly	NE	Apt	1
3	Newsam - Barrette		Apt	2
2	Newsam - Spindle		Apt	2
10	Lavender	LA	Hse	2
2	Senetti	SE	Apt	2
5	Wisteria	WI	Hse	3
9	Orchid	OR	Hse	3
5	Lyander	LY	Hse	3
24	Verbena	VB	Hse	3
9	Jasmine	JA	Hse	4
4	Allium	AL	Hse	4
7	Angelica	ANL	Hse	4
8	Camellia-life	CML	Hse	4
Total				94

Affordable Dwellings

No	Name	Ref	Type	Beds
3	Newsam - Bolster		Apt	2
3	Newsam - Dolly	NE	Apt	1
3	Newsam - Barrette		Apt	2
2	Newsam - Spindle		Apt	2
6	Rosythia-life	FOIL	Bung	2
13	Rosemary-life	RML	Hse	2
6	Azalea-life	AZL	Hse	2
9	Petunia-life	PTL	Hse	3
4	Pasque-life	PAL	Hse	3
10	Lilac-life & Special	LDL	Hse	4
3	Felicia-life	FEL	Hse	4
62				
Total				62
Grand Total				156

Bellway

Accommodation Schedule

Private Dwellings

No	Name	Ref	Type	Beds
8	Joiner	JO	Hse	2
10	Thespian	TH	Hse	3
4	Quilter	QU	Hse	3
14	Mason	MA	Hse	3
5	Schvinner	SC	Hse	4
3	Bowyer	BO	Hse	4
9	Miller	MI	Hse	4
4	Spinner	SP	Hse	3
11	Philosopher	PH	Hse	4
12	Jeweller	JE	Hse	4
6	Watchmaker	WA	Hse	5
Total				

Affordable Dwellings

Total No.	Name	Ref	Type	Beds
8	Roundarm	RY	Bung	2
15	Mandipile	MA	Hse	2
2	Topfiter - Life	TPL	Hse	1
9	Baker	BA	Hse	2
22	Tilman	TI	Hse	3
2	Cartographer-life Sp	CT	Hse	4
58				
144				
Grand Total				

- Legend
- Plot number
 - Allocated parking space
 - Garage Parking
 - Affordable dwelling
 - 3.0m x 5m - 4400 Parking Space
 - 2.0m x 3m - parking space

Bellway

Bellway Homes Limited
(Eastern Counties)
Building 2030
Cambourne Business park
Cambourne
Cambridgeshire
CB23 6DW
Tel - 01480 425200

Project:-

Phase 5
Orchards Green, Ely
East Cambs

Description:-

Development
Layout

Date:-

June 2024

Drawing number:-

BW272EC-OP7-PL-02 rev 0

Drawing Scale:-

1-1000 @ A1

Plot Date -

July 23, 2024



EAST CAMBRIDGESHIRE DISTRICT COUNCIL

THE GRANGE, NUTHOLT LANE,
ELY, CAMBRIDGESHIRE CB7 4EE

Telephone: Ely (01353) 665555

DX41001 ELY Fax: (01353) 665240

www.eastcambs.gov.uk

Endurance Estates Strategic Land Ltd
Fao: Mr Tim Holmes
1 Station Road
Foxton
Cambs
CB22 6SA

This matter is being dealt with by:

Melissa Reynolds

Telephone: 01353 616213

E-mail: melissa.reynolds@eastcambs.gov.uk

My Ref: 13/00785/ESO

Your ref:

20 June 2016

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990

PLANNING PERMISSION

Subject to conditions

The Council hereby **approves** the following development:

Proposal: 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.

Location: Land North Of Cam Drive Ely Cambridgeshire

Applicant: Endurance Estates Strategic Land Ltd

This consent for planning permission is granted in accordance with the application reference **13/00785/ESO** registered 13th September 2013.

Subject to the additional conditions set out below:

ADDITIONAL CONDITIONS

1 Time Limit

- a) Applications for approval of Reserved Matters must be made not later than the expiration of 15 years beginning with the date of the grant of this planning permission.
- b) The first phase of the development (which may include Enabling Works, which for the purposes of this permission shall include site preparation and remediation works, construction of temporary access roads, diversion or laying of services, works associated with archaeological, biodiversity and ecological surveys relating to that phase) to which this permission relates must be begun not later than the expiration of 5 years from the date of the grant of this outline permission.
- c) Subsequent phases must be begun no later than:
 - i. The expiration of 17 years from the date of the grant of this outline permission; or

- ii. If later, the expiration of 2 years from the final approval of the Reserved Matters for the relevant phase or, in the case of approval on different dates, the final approval of the last such matter to be approved.

1 Reason: The application is for outline permission only and gives insufficient details of the proposed development, and to comply with the provisions of Section 92 of the Town & Country Planning Act 1990 (as amended) and to allow for the progressive process of approvals to enable the development to commence as soon as reasonably practicable and within a realistic timetable.

2 Reserved Matters Details

Save for the Enabling Works, development shall not commence in a particular phase until Reserved Matters applications for that phase that cover the following matters have been submitted to and approved in writing by the Local Planning Authority:

- a) Siting and layout of buildings and other structures;
- b) Design of buildings (including floor areas, site levels and internal floor levels, height and massing);
- c) External appearance (including samples of the materials and finishes to be used for all external surfaces and including but not limited to roofs, elevation treatment and glazing);
- d) Means of access (including details of car parking, cycle storage/parking, carriageways, cycleways and footways and servicing arrangements). These details shall include cross sections of carriageways, cycleways and footways;
- e) Landscaping, (in accordance with the details set out in condition 20).

Unless otherwise agreed in writing by the Local Planning Authority, the development shall in all aspects be carried out in accordance with the details approved under this condition.

2 Reason: The application is for outline permission only and gives insufficient details of the proposed development, to comply with Section 92 of the Town and Country Planning Act 1990; in order that the Local Planning Authority is satisfied with the details of the proposed development, to safeguard the character and appearance of the area and ensure that development is accessible for disabled people in accordance with Policies Ely 1, ENV1 and ENV2 of the East Cambridgeshire Local Plan (2015); the draft North Ely Supplementary Planning Document (2014) and to reflect the mitigation requirements of Chapters 6, 8 and 20 of the submitted Environmental Statement and its Addendum.

3 Development Specification, Plans and Documents

Unless otherwise required by other Planning Conditions attached to this planning permission, the development hereby permitted shall be carried out in accordance with the Development Specification (dated February 2014 and received on 12th March 2014) and the following Parameter Plans, other plans and documents:

- a) Parameter Plan 1: Land Use (Fig 2.1)
- b) Parameter Plan 2: Urban Design Framework (Fig 2.2)
- c) Parameter Plan 3: Access (Fig 2.3)
- d) Parameter Plan 4: Landscape and Open Space (Fig 2.4);
- e) Parameter Plan 5: Play Provision (Fig 2.5)
- f) Parameter Plan 6: Density by Character Area (Fig 2.6).
- g) 1475/GA/004 REV. F Proposed A10 Junction Arrangement
- h) 1475/GA/014 REV. J Cam Drive Proposed Speed Management Measures Sheet 1 of 5
- i) 1475/GA/014 Rev. J Cam Drive Proposed Speed Management Measures Sheet 2 of 5
- j) 1475/GA/014 Rev. J Cam Drive Proposed Speed Management Measures Sheet 3 of 5
- k) 1475/GA/014 Rev. J Cam Drive Proposed Speed Management Measures Sheet 4 of 5
- l) 1475/GA/014 Rev. J Cam Drive Proposed Speed Management Measures Sheet 5 of 5

- m) 1475/GA/013C Lynn Road Priority Access Options Sheet 2 of 3
- n) 1475/GA/013C Lynn Road Priority Access Options Sheet 3 of 3

3 Reason: To ensure that the development is carried out in accordance with the approved Development Specification and Parameter Plans, as assessed in the Environmental statement accompanying the application, achieves high standards of urban design and accords with Policies ENV2, ELY 1 of the East Cambridgeshire Local Plan (2015), and the draft North Ely Supplementary Planning Document (2014).

4 Site-wide Phasing Plan

As part of or prior to the determination of the first Reserved Matters application, a Site-wide Phasing Plan shall be submitted to and approved in writing by the Local Planning Authority.

The Site-wide Phasing Plan shall provide the following information and state when each of the requirements will be delivered:

- a) Broad details of the intended sequence of development across the entire site;
- b) The extent and location of the likely development phases and parcels and broad details of the type of any development envisaged in each phase (which may include infrastructure only phases);
- c) Broad details of any environmental mitigation measures specified in the Environmental Statement, Environmental Statement Addendum or agreed as part of the Biodiversity Strategy approved under condition 6;
- d) Major infrastructure including broad location of major accesses, roads, footpaths and cycleways associated with each phase;
- e) The broad location of public open space areas to be provided within each phase, including informal open spaces, Country Park, recreation areas, allotments, formal outdoor sports facilities, equipped play areas, ecological areas and habitats;
- f) Structural landscaping and advance structural planting associated with each phase;
- g) Noise bund;
- h) Primary School and Pre-School;
- i) The Local Centres;
- j) Community Hall;
- k) Custom Build or Self build and Flexible Dwellings/Live-Work units, Home Working units; and;
- l) How the proposed phases relate to the character areas referred to in the Development Specification dated February 2014.

No development other than Enabling Works shall commence until such time as a Site-wide Phasing Plan has been approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved Site-wide Phasing Plan, or any subsequent amended plan approved pursuant to this condition unless otherwise agreed in writing by the Local Planning Authority.

4 Reason: To ensure that the development is delivered in a structured way in accordance with the approved Parameter Plans so as to ensure that services and facilities are provided as and when required by existing and future communities, and to ensure that the development keeps within the parameters assessed in the supporting Environmental Statement and Environmental Statement Addendum and is in accordance with Policies GROWTH 3, Ely1 and ENV2 of the East Cambridgeshire Local Plan 2015. The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted; it is necessary to establish the phasing of development before works start in order to ensure that the phasing is not compromised, i.e. by development commencing out of sequence envisaged by the EIA.

5 Character Area Design Code

As part of or prior to submission of any Reserved Matters relating to a Character Area, a Design Code for that Character Area shall be submitted to and approved in writing by the Local Planning Authority.

The Design Code shall be prepared in accordance with the principles and parameters established by the Revised Development Specification (dated February 2014 and received on 12th March 2014) and Parameter Plans specified in Condition 3 and shall include the following:

- a) Extent of the character area and relationship to other character areas.
- b) High level block types and principles to establish character, density, building heights, building typologies and structure of public spaces;
- c) If relevant to the character area, the broad location of any Flexible Dwellings to be provided under condition 51 and self-build or custom-build dwellings to be provided under condition 52;
- d) Broad street hierarchy, including principles of adopting highway infrastructure and typical street cross sections;
- e) If relevant, key groupings / buildings at focal points including relevant key height, scale, form building materials and design features;
- f) The design approach to the public realm, including in relation to materials, signage, utilities and any other street furniture;
- g) To the extent relevant, the treatment of development edges along the Country Park and Green Streets;
- h) To the extent relevant, the overall approach to incorporation of ancillary infrastructure;
- i) Car parking layout principles;
- j) Approach to cycle parking for all uses and building types;
- k) Details of waste and recycling provision for all building types;
- l) Where practical, measures to demonstrate how opportunities to maximise resource efficiency and climate change adaptation in the design of the development will be achieved through external, passive means, such as landscaping, sustainable drainage, orientation, massing and external building features;
- m) Details of measures to minimise opportunities for crime.

Reserved Matters applications shall be in accordance with the principles of the Design Code for the related Character Area or any subsequent Design Code approved by the Local Planning Authority unless the Local Planning Authority agree otherwise.

Reserved matters applications shall include a Design Code Statement demonstrating how the application accords with the related, approved Design Code.

- 5 Reason: To ensure high standards of urban design are achieved and maintained and a comprehensively planned development is designed to ensure a coordinated and harmonious integration between land uses, built form and spaces to reflect the scale and nature of development as assessed in the Environmental Statement (August 2013) and the ES Addendum, to accord with Policies GROWTH 3, ENV1, ENV2, ENV4, ENV7, COM5, COM7, COM8 and Ely1 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 not having an approved design code prior to commencement would result in the first reserved matters application being designed without reference to a Design Code for the relevant character area.

6 Biodiversity Strategy

As part of or prior to the first Reserved Matters application, a site-wide Biodiversity Strategy shall be submitted to and approved in writing by the Local Planning Authority. The Strategy shall set out how the development will improve the biodiversity of the site in accordance with the principles proposed in the Environmental Statement (August 2013) and Environmental Statement Addendum (February 2014) and include details of:

- a) Appropriate habitat and species surveys (pre, during and post-construction), and reviews where necessary to address mitigation measures identified in Section 7.6 of the Environmental Statement;
- b) Identification of habitats and species worthy of management and enhancement, together with measures to provide habitat restoration and creation, which reflect the submitted Environmental Statement and in the context of the relevant aspects identified in national and county biodiversity plans; and
- c) Monitoring shall be carried out in accordance with the Biodiversity Strategy, with a report to accompany each new phase application for development to be provided to the Local Planning Authorities.

No development (except Enabling Works which do not affect any protected species or habitats) shall commence until such time as the Biodiversity Strategy has been approved in writing by the local planning authority. All species and habitat protection, enhancement, restoration and creation measures shall be carried out in accordance with the approved Strategy. Any variation to the prescriptions, measures, timing of delivery and/or personnel, shall be agreed in writing and formally submitted as an approved variation to the Strategy.

- 6 Reason: To ensure that the development of the site conserves and enhances biodiversity in accordance with Policy CS 9; East Cambridgeshire Local Plan (2015) Policies ENV 7, ELY 1; NPPF paragraph 118 and the draft North Ely Supplementary Planning Document (2014). The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted; and to ensure that a strategy is in place before any potentially harmful works start on site.

7 Broadband Infrastructure Strategy

Prior to the commencement of development other than enabling works referred to in condition 2, a strategy for the facilitation of latest technology broadband provision to future occupants of the site shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall seek to ensure that upon occupation of a dwelling, open access ducting to industry standards to facilitate the provision of a broadband service to that dwelling, is in place and provided as part of the initial highway works and in the construction of frontage thresholds to dwellings that abut the highway. Unless evidence is put forward and agreed in writing by the Local Planning Authority that technological advances for the provision of a broadband service for the majority of potential customers will no longer necessitate below ground infrastructure, the development of the site shall be carried out in accordance with the approved strategy.

- 7 Reason: To ensure that the needs of future residents to connect to the internet do not necessarily entail engineering works to an otherwise finished and high quality environment, and to assist community integration, economic vibrancy and home working, in accordance with Policies ENV2 and COM6 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 to ensure that the opportunity to provide any necessary enabling works is not missed.

8 Site-wide Foul Drainage Scheme

Development (save for Enabling Works) in a particular phase shall not commence until a strategic solution for the disposal of foul drainage for the whole site has been submitted and approved in writing by the Local Planning Authority, in consultation with Anglian Water.

The development of a phase shall be carried out in accordance with the approved details, and no residential dwelling or other building shall be occupied until the foul drainage for such dwelling or building has been provided.

- 8 Reason: To ensure a satisfactory method of foul water drainage and to prevent an increased risk of flooding and/or pollution to the water environment in accordance with East Cambridgeshire Local Plan (2015) Policies GROWTH 3, ENV8 and ENV9. The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted; and because commencing development prior to agreeing this scheme could jeopardise the delivery of a strategic, site-wide solution.

9 Site-wide Surface Water Drainage Strategy

Before any reserved matters application for development involving buildings, roads or other impermeable surfaces is approved, a detailed surface water drainage scheme for the site shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be based on the parameters set out in the outline drainage strategy detailed within the submitted Flood Risk Assessment (dated August 2013, ref. 1151475, prepared by WSP UK) or any subsequent, revised version that has first been approved in writing by the Local Planning Authority.

The scheme shall include details of primary infrastructure for each phase, and include phasing arrangements and plans for drainage asset operation, maintenance and contingency. The scheme shall set out what information, design parameters and design details will need to be submitted at the Reserved Matters stage for each phase of the development.

The development shall subsequently be implemented in accordance with the approved scheme.

For the avoidance of doubt the details of the maintenance of the flow between the site and the receiving catch water will also be required for subsequent agreement with the Internal Drainage Board.

- 9 Reason: To ensure a satisfactory method of surface water drainage and to prevent the increased risk of flooding both on and off site in accordance with East Cambridgeshire Local Plan (2015) Policies GROWTH 3, ENV8 and ENV9. The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted; and because commencing development prior to agreeing this scheme could jeopardise the delivery of a strategic, site-wide solution.

10 Flood Risk Assessment

The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) dated August 2013, ref. 1151475, prepared by WSP UK and all mitigation measures detailed within the FRA or any subsequent, revised versions of these that have first been approved in writing by the Local Planning Authority. For the avoidance of doubt, and not excluding other mitigation measures set out therein, these include:

- a) Limiting the surface water run-off generated by the 1% annual probability rainfall plus climate change critical storm event so that it will not exceed the run-off from the undeveloped site and will not increase the risk of flooding off-site.

- b) Incorporation of a range of SUDS techniques into the proposed development using a SuDS Management Train, as set out in Table 4 of the FRA.
- c) Provision of a series of balancing ponds sized to accommodate surface water for events up to and including the 1 in 100 year plus climate change rainfall event.
- d) Finished floor levels are set no lower than 150mm above the surrounding ground level.
- e) All sustainable drainage systems shall be capable of adoption by a SUDS Approving Body as defined in the Floods and Water Management Act 2010.

The mitigation measures shall be fully implemented prior to occupation of properties within the relevant phase, or within any other period as may subsequently be agreed in writing by the local planning authority.

- 10 Reason: To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site; and to reduce the risk of flooding to the proposed development and future occupants, in accordance with East Cambridgeshire Local Plan Policies GROWTH 3, ENV8 and ENV9.

11 Travel Plan

A detailed Travel Plan (which shall build on the principles contained in the Framework Travel Plan submitted with the development application) including inter-alia targets, measures to be implemented, timescales of implementation, the approach to monitoring, the actions to be taken in the event of targets not being met, and appointment of a travel plan co-ordinator shall be submitted to and approved by the Local Planning prior to the occupation of the first dwelling on the site, and thereafter implemented in accordance with the approved details.

- 11 Reason: In the interests of sustainable travel to reduce reliance on private car transport in accordance with Policies GROWTH 3 and COM 7 of the East Cambridgeshire Local Plan (2015).

12 Construction Environmental Management Plan (CEMP) and Waste Audit

Prior to the commencement of development in a particular phase, a Construction Environmental Management Plan (CEMP) for that phase, shall be submitted to and approved in writing by the Local Planning Authority.

The CEMP shall address the following aspects of construction:

- a) Location of Contractors compound and method of moving materials, plant and equipment around the site;
- b) Contractors' access arrangements for vehicles, plant and personnel including the location of construction traffic routes to, from and within the site, details of their signing, monitoring and enforcement measures, along with location of loading and unloading and parking for contractors and construction workers;
- c) Construction hours and hours during which construction deliveries will take place;
- d) Details of soil management and reuse that accords with the Construction Code of Practice for the Sustainable Use of Soils on Construction Sites (Defra 2009) including a method statement for the stripping of top soil for re-use; the raising of land levels (if required); and arrangements (including height and location of stockpiles) for temporary topsoil and subsoil storage to BS3883:2007;
- e) Details of works in proximity to existing vegetation and trees to be retained that shall accord with Trees in Relation to Construction Recommendations BS5837:2005;
- f) The proposed noise mitigation measures which shall include, but not be limited to, those set out in Chapter 12 of the Environmental Statement (August 2013)
- g) Noise monitoring methods including location, duration, frequency and reporting of results to the Local Planning Authority in accordance with the provisions of BS 5228: 2009;

- h) Maximum noise mitigation levels for construction equipment, plant and vehicles;
- i) Vibration monitoring method including location, duration, frequency and reporting of results to the Local Planning Authority in accordance with the provisions of BS 5228 (1997) if piling is to take place;
- j) Setting maximum vibration levels at sensitive receptors if piling is to take place;;
- k) Dust management and mitigation measures together with wheel washing measures to prevent the deposition of debris on the highway;
- l) Site lighting, including times of use;
- m) Drainage control measures including the use of settling tanks, oil and sediment interceptors and bunds and temporary drainage ditches and outfall flow rates;
- n) Screening and hoarding details;
- o) Access and protection arrangements around the site for pedestrians, cyclists and other road users;
- p) Procedures for interference with public highways, (including public rights of way), permanent and temporary realignment, diversions and road closures;
- q) External safety and information signing and notices;
- r) The provision of a metalled surface for a minimum distance of Xm along the access road from its junction with the public highway.
- s) Liaison, consultation and publicity arrangements including dedicated points of contact;
- t) Consideration of sensitive receptors;
- u) Prior notice and agreement procedures for works outside agreed limits; and
- v) Complaints procedures, including complaints response procedures and Membership of the Considerate Contractors Scheme.

The CEMP shall accord with and give effect to the waste management principles set out in the adopted Cambridgeshire & Peterborough Minerals and Waste Core Strategy (2011) and Waste Hierarchy. It shall include details of:

- a) Construction waste infrastructure including a construction material recycling facility to be in place during all phases of construction;
- b) Anticipated nature and volumes of waste and measures to ensure the maximisation of the reuse of waste;
- c) Measures and protocols to ensure effective segregation of waste at source including waste sorting, storage, recovery and recycling facilities to ensure the maximisation of waste materials both for use within and outside the site;
- d) Any other steps to ensure the minimisation of waste during construction;
- e) The location and timing of provision of facilities pursuant to criteria a/b/c/d;
- f) Proposed monitoring and timing of submission of monitoring reports;
- g) The proposed timing of submission of a Waste Management Closure Report to demonstrate the effective implementation, management and monitoring of construction waste during the construction lifetime of the development;
- h) A completed RECAP Waste Management Guide toolkit, with supporting reference material.

The CEMP shall be implemented in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority. The approved CEMPs shall be adhered to at all times during the construction phase.

- 12 Reason: To ensure the environmental impact of the construction of the development is adequately mitigated and in the interests of the amenity of nearby residents/occupiers in accordance with Policy ENV9 of the East Cambridgeshire Local Plan (2015) and to comply with Guidance for Local Planning Authorities on Implementing Planning Requirements of the European Union Waste Framework Directive (2008/98/EC), Department for Communities and Local Government (December 2012). The condition is pre-commencement as it would be unreasonable to require

applicants to undertake this work prior to consent being granted; however commencing development without this plan in place could result in serious environmental impacts.

13 Green Infrastructure Plan

Development in a particular phase shall not commence until a Green Infrastructure Plan for that phase has been submitted to and approved in writing by the Local Planning Authority. The submitted Plans shall include:

- a) Details of advance planting around construction sites; and
- b) The timescale for the implementation of each aspect of Green Infrastructure within that phase of development and details of the quality standard of construction and maintenance.

The development shall be carried out and thereafter maintained in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

- 13 Reason: To plan positively for the creation, protection, enhancement and management of networks of green infrastructure, as required by East Cambridgeshire Local Plan (2015) Policies COM5 and ELY1 and the draft North Ely Supplementary Planning Document.(2014). The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted; and commencement of development without a plan in place could jeopardise the delivery of strategic green infrastructure.

14 Biodiversity Survey and Assessment

Reserved matters applications for each phase shall include a Site Biodiversity Survey and Assessment that demonstrates how it accords with the aims and objectives of the Biodiversity Strategy. It shall detail which specific ecological enhancement and/or mitigation measures are proposed and the timing for their delivery. The Assessment shall include details of who specifically will oversee the delivery and compliance of the approved measures. No development shall commence within the site for which reserved matters approval is being sought until such time as the Biodiversity Survey and Assessment has been approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

- 14 Reason: To ensure that the development of the site conserves and enhances biodiversity in accordance with East Cambridgeshire Local Plan (2015) Policies ENV 7, ELY 1, NPPF paragraph 118 and the draft North Ely Supplementary Planning Document (2014). The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted; however this detail is required in order to ensure that details are taken into account in reserved matters applications and not as an afterthought.

15 Air Quality/Odour

No commercial food premises (including those within premises that fall within Use Class A3, A4 or A5) shall be occupied until details of odour management for that premises have been submitted to and approved in writing with the Local Planning Authority. The details shall include a specification for ventilation equipment and measures to alleviate fumes and odours, noise and vibration. All such ventilation equipment and measures shall be installed in the building to which it relates before the commercial food premises is first brought into use and shall thereafter be permanently maintained.

- 15 Reason: To safeguard the amenities of the adjoining occupiers to the application site and future occupiers within the application site in accordance with Policies ENV2, and ENV9 of the East Cambridgeshire Local Plan 2015.

16 Noise Assessment

With the exception of the construction of the primary school and bund/noise barrier, a noise assessment shall be submitted prior to construction work commencing on any development phase on the site. The noise assessment shall be undertaken by a competent person and specify the predicted impact of noise from, and to, all aspects of the end use of the development, on noise sensitive properties. This shall include, but not be limited to, road traffic noise, noise from the neighbourhood centre, any commercial premises, and fixed plant noise etc. and shall detail mitigation measures to ensure noise levels at sensitive receivers are within appropriate limits, including those to meet the following plant noise limit:

The specific rated noise level emitted from plant or machinery located on the site shall not exceed the existing background noise level or 35 dB, whichever is the higher. The noise levels shall be measured and/or calculated at the boundary of the nearest noise sensitive property. The noise level shall be measured and/or calculated in accordance with BS4142:2014 or its relevant replacement.

Mitigation measures for all aspects of noise from and to the site for each phase shall be agreed in writing with the local planning authority and implemented prior to the use of the relevant phase of development and adhered to thereafter.

- 16 Reason 1: To ensure the appropriate attenuation of any adverse impact of noise on potential and existing occupiers of the site and to reflect the mitigation requirements of Chapter 12 of the submitted Environmental Statement (August 2013) and the Environmental Statement Addendum, to accord with Policies ENV1, ENV2, and ENV9 of the East Cambridgeshire Local Plan 2015.

Reason 2: To safeguard the amenities of the adjoining occupiers to the application site and future occupiers within the application site to accord with Policies ENV1, ENV2, and 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; however, there is significant potential for future occupiers to suffer noise disturbance if development commences ahead of a noise assessment, which would need to be taken into account in the detailed design and layout of the scheme

17 Noise Bund/Fence to A10 Edge

As part of or prior to the submission of the first Reserved Matters application full details of the proposed noise bund/fence to be provided to the boundary with the A10 shall be submitted to and approved in writing with the Local Planning Authority. The details shall accord with those contained within Parameter Plans 2, 3 and 4 and Table 2.1 of the Development Specification; and shall include proposed height, length, details of construction, landscaping, and implementation, to accord with the requirements to mitigate against predicted noise as determined by the noise assessment submitted as part of the planning application and updated by any additional noise assessment undertaken as part of Condition 16 Noise Assessment. The bund shall be implemented in accordance with the approved details.

- 17 Reason: To protect the reasonable residential amenity of future occupiers of the site and to reflect the mitigation requirements of Chapter 12 of the submitted Environmental Statement (August 2013) and the Environmental Statement Addendum, to accord with Policies ENV1, ENV2, and 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; however this detail is required in order to ensure that details are taken into account in reserved matters applications and not as an afterthought.

18 Archaeology

Notwithstanding the details contained within the Archaeological Evaluation Report dated July 2013 submitted with the Environmental Statement, development (including Enabling Works) in a particular phase shall not commence until a Written Scheme of Investigation (WSI) has been submitted to and approved in writing by the Local Planning Authority. The WSI shall take regard of the WSI for the primary school site and shall include the following components, completion of each of which will trigger the phased discharge of this condition:

- a) Fieldwork in accordance with the approved programme of archaeological work which shall be completed in accordance with the approved scheme for each identified mitigation area before any other works commence on that area
- b) Post excavation assessment (to be produced for each mitigation area within 6 months of the completion of the fieldwork)
- c) Completion of post excavation analysis; preparation of site archive ready for deposition at a store approved by the local planning authority; completion of an archive report; submission of a publication report (to be completed within 2 years of the completion of the site assessments).

- 18 Reason: To ensure that any archaeological remains are suitable safeguarded and recorded in accordance with East Cambridgeshire Local Plan (2015) Policy ENV14. The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted; however there is significant potential to damage archaeological deposits if development commences ahead of a scheme being agreed.

19 Spine Road Statement

As part of, or prior to, the first Reserved Matters application for a phase that incorporates part of the proposed Spine Road, a Spine Road Statement shall be submitted to and approved in writing by the Local Planning Authority. The Spine Road Statement shall cover the functionality of the whole of the spine road from its junction with the A10 to its junction with Lynn Road, and be prepared in accordance with the approved Development Specification (dated February 2014 and received on 12th March 2014) and Parameter Plans as set out in Condition 3. The Spine Road Statement shall explain the principles to be applied along the length of the Spine Road, including:

- a) Details of the treatment of bus laybys, stops and shelters;
- b) Incorporation of footways and cycleways;
- c) Parking;
- d) Width, landscaping and surface finishes.

- 19 Reason: To ensure high standards of urban design are achieved and maintained and a comprehensively planned development is designed to ensure a coordinated and harmonious integration of highway provision between both this application site and the Church Commissioner's site adjacent (approved under application E/11/01077/ESO), in order to provide an acceptable level of highway safety and infrastructure provision, and appropriate environmental enhancement to accord with Policies GROWTH 3, ENV1, ENV2, COM7, COM8 and Ely1 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; however this detail is required in order to ensure that details of this primary access route are taken into account in reserved matters applications.

20 Landscaping

Within any reserved matters application for landscaping details pursuant to this approval, the details required by condition 2 shall include detailed landscape designs, specifications and timescales for implementation for the associated reserved matters site. The details shall be accompanied by a design statement that demonstrates how the landscaping scheme accords with any emerging or approved details sought as part of the design code for the site and shall include the following:

Soft Landscaping

- a) Full details of planting plans and written specifications, including cultivation proposals for maintenance and management associated with plant and grass establishment, details of the mix, size, distribution, density and levels of all trees/hedges/shrubs to be planted and the proposed time of planting. The planting plan shall use botanic names to avoid misinterpretation. The plans should include a full schedule of plants.
- b) 1:100 plans (or at a scale otherwise agreed) with cross-sections of mounding, ponds, ditches and swales and proposed treatment of the edges and perimeters of the site.
- c) The landscape treatment of roads (primary, secondary, tertiary and green) through the development.
- d) A specification for the establishment of trees within hard landscaped areas including details of space standards (distances from buildings etc.) and tree pit details.
- e) The planting and establishment of structural landscaping to be provided in advance of all or specified parts of the site as appropriate.
- f) Full details of any proposed alterations to existing watercourses/drainage channels.
- g) Details and specification of proposed earth modelling, mounding, re-grading and/or embankment areas or changes of level across the site to be carried out including soil quantities, topsoil storage to BS 3882 : 2007, haul routes, proposed levels and contours to be formed, sections through construction to show make-up, and timing of works.

Hard Landscaping

- a) Full details, including cross-sections, of all bridges and culverts.
- b) The location and specification of structures, including furniture, refuse or other storage units, signs and lighting columns/brackets.
- c) Details of all hard surfacing materials (size, type and colour)

The works shall be carried out in accordance with the approved details.

- 20 REASON: To ensure, as the development is built out in phases, it satisfactorily assimilates into the area and enhances the development in accordance with Policies ENV1 and ENV2 of the East Cambridgeshire Local Plan (2015) and principles 1a, 1b and 1c of the N Ely SPD (2014) using the unique rural setting to provide a special place; provide multi functional green infrastructure as an integral part of the design and layout; and to provide a green edge for North Ely. The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted; however this detail is required in order to ensure that details are taken into account in reserved matters applications and not as an afterthought.

21 Surveys

The details required by condition 2 in respect of landscaping shall include a land survey, tree and hedge survey and arboriculture implications assessment, applicable to the associated phase, in accordance with the relevant British Standard(s), which shall be submitted to and approved in writing by the local planning authority. The surveys shall include:

- a) Plans showing the location of all trees, shrub masses and hedges, categorizing the trees or groups of trees for their quality and value in accordance with the British Standard(s).
- b) Plans showing trees to be removed identified by number.
- c) Plans showing trees to be retained identified by number, with canopies accurately plotted
- d) A tree constraints plan that identifies root protection areas of retained trees within, adjacent to, or which overhang the development site.
- e) The precise location and design details for the erection of protective tree barriers and any other physical protection measures.
- f) The location of boundary features and services.
- g) Spot heights of ground level throughout the site.
- h) A method statement in relation to construction operations in accordance with paragraph 7.2 of the British Standard.

21 REASON: In the interests of accurately establishing the quality and value of trees and hedges on or adjacent to the site and the implications for development, with reference to the North Ely SPD (2014) 1b (iv) and to facilitate the detailed landscape design and to ensure a high quality design in accordance with Policies ENV1 and ENV2 of the East Cambridgeshire Local Plan (2015).

22 Contamination

No development approved by this planning permission shall take place until a scheme that includes the following components to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority:

- a) In accordance with preliminary risk assessments, set out in the WSP Phase 1 Geo-Environmental Assessment dated March 2013 for 'North Ely' (with additional 'Infiltration Testing' Report dated 27th February 2012), as well as the LDA Environmental Statement Chapter 13: Ground Conditions and Contamination dated February 2013: an intrusive investigation is to be completed at the site that will include the following items:
 - i. An assessment of the site specific ground and groundwater conditions;
 - ii. An assessment of the presence of ground and groundwater contamination beneath the site; and
 - iii. An assessment of the engineering parameters of the underlying soil for geotechnical design purposes.
- b) The scope of any planned site investigation, once produced, will be submitted to the Local Planning Authority for its approval prior to investigative works commencing.
- c) A site investigation scheme, based on (a) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
- d) The results of the site investigation and detailed risk assessment referred to in (b) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
- e) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (c) are complete for each relevant phase and any requirements identified for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.
- f) Any changes to these components require the express written consent of the local planning authority. The scheme shall be implemented as approved.

22 Reason: To protect and prevent the pollution of controlled waters (particularly the Woburn Sands Formation Principal Aquifer) from potential pollutants associated with current and previous land uses in line with National Planning Policy Framework (NPPF; paragraphs 109, 120, 121), EU Water Framework Directive, Anglian River Basin Management Plan and Environment Agency Groundwater Protection (GP3:2013) position statements A4 to A6, J1 to J7 and N7, and to ensure that risks to the future users of the land and neighbouring land are minimised, together with those

to property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors, in accordance with Policy ENV 9 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; however this detail is required in order to ensure that details are taken into account in reserved matters applications and not as an afterthought.

23 Contamination Unidentified/Construction

If, during the development of a phase, contamination not previously identified, is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) of that phase shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority, for a remediation strategy detailing how this unsuspected contamination shall be dealt with. The remediation strategy shall be implemented as approved.

- 23 Reason: To protect and prevent the pollution of controlled waters (particularly the Woburn Sands Formation Principal Aquifer) from potential pollutants in line with Environment Agency Groundwater Protection (GP3, 2013) position statements J6 and J7, and to ensure that risks to the future users of the land and neighbouring land are minimised, together with those to property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors, in accordance with Policy ENV 9 of the East Cambridgeshire Local Plan 2015.

24 SuDS Details

- a) Development in a particular phase shall not commence until surface water drainage details for that phase consistent with an approved Site-wide Surface Water Drainage Strategy (See Condition 9) have been submitted to and approved in writing by the local planning authority (in consultation with the Lead Local Flood Authority, Statutory Wastewater Undertaker, the Environment Agency and relevant Internal Drainage Board). Where a sustainable drainage scheme is to be provided, the submitted details shall:
- i. Provide information about the design storm period and intensity, including calculations for storm events up to the critical duration 100 year plus climate change event, the method employed to delay and control the surface water discharged from the site, details of planned flow exceedance routes for events up to the 1 in 1000 year annual probability for the critical storm duration and the measures taken to prevent pollution of the receiving groundwater and/or surface waters. The drainage arrangements shall demonstrate that no surface water flooding occurs on site up to the 1 in 30 year annual probability critical storm rainfall event and no property flooding and offsite flooding occurs up to the 1 in 100 year annual probability critical storm rainfall event with an allowance for climate change;
 - ii. Include a phasing timetable for its implementation; and
 - iii. Provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption of all SuDS elements by any public authority, statutory undertaker or a management company and any other arrangements to secure the operation of the scheme throughout its lifetime.
- b) The approved surface water works shall be provided before building(s) in the Phase to which they relate are occupied and shall thereafter be retained thereafter.

- 24 Reason: To ensure adequate drainage arrangements to manage flood risk and pollution from the development during both the construction and long-term operational phases of the development in

accordance with East Cambridgeshire Local Plan (2015) Policies GROWTH 3, ENV8 and ENV9. The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted; and commencing development on the first phase without this could prevent appropriate solutions from being implemented in a co-ordinated manner.

25 Detailed Foul Water Drainage Design

Any subsequent reserved matters application shall be supported by a detailed foul water drainage design, which demonstrates that it complies with the approved Site-wide Foul Water Drainage Strategy. This drainage design and accompanying justification shall be submitted to and agreed in writing by the Local Planning Authority prior to that part or phase of the development commencing and the development shall be carried out in accordance with the approved details.

- 25 Reason: To ensure that the proposed foul water drainage scheme is adequate to serve the proposed development and not increasing flood risk or pollution to accord with in accordance with East Cambridgeshire Local Plan (2015) Policies GROWTH3 and ENV9. The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted; and commencing development on the first phase without this could prevent appropriate solutions from being implemented in a co-ordinated manner.

26 Light Management Plan

To the extent that Reserved Matters applications include external public spaces or roads which are not intended to be adopted by the highway authority (e.g. private roads, playgrounds and sports pitches), such applications will be accompanied by a Light Management Plan (LMP) for the relevant areas, for approval by the Local Planning Authority. The LMP shall set out details of proposed permanent external lighting including luminosity and hours of operation. It shall also set out timescales for implementation. The relevant external lighting shall only be provided and operated in accordance with an approved LMP Local Planning Authority.

- 26 Reason: To protect the reasonable residential amenity of future occupiers of the site and those adjacent, and in the interests of safety, to reflect the mitigation requirements of Chapter 15 of the submitted Environmental Statement (August 2013) and the Environmental Statement Addendum, to accord with Policies ENV1, ENV2, and 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, however the lighting needs to be in place to ensure the safety of the future occupiers.

27 Fire Hydrants

Prior to the commencement of development in a phase details of the provision of fire hydrants, or equivalent, on the phase shall be submitted to and agreed in writing with the Local Planning Authority in conjunction with the Fire and Rescue Authority.

The hydrants or equivalent shall be installed and completed in accordance with the approved details prior to the occupation of any part of the phase or in accordance with alternative details of provision approved by the Local Planning Authority.

- 27 Reason: To ensure the appropriate infrastructure is in place to ensure adequate public safety provision in accordance with Policies GROWTH 3 and ENV2 of the East Cambridgeshire Local Plan (2015). The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted; however this detail is required in

order to ensure that details are taken into account in reserved matters applications and not as an afterthought.

28 Cam Drive Site Access 1

Full details of the new fourth arm on the roundabout at the junction of Cam Drive and Stour Green as indicated on Drawing 1475-GA-014 Rev J shall be submitted to and approved in writing by the Local Planning Authority. The details shall be provided to the LPA with the relevant reserved matters application. The submitted details shall include a programme of implementation for agreement with the Local Planning Authority, and the works shall thereafter be completed in accordance with the agreed details.

- 28 Reason: In the interests of highway safety and to ensure the appropriate infrastructure is provided in a timely manner, in accordance with Policies GROWTH 3 and COM 7 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; however this detail is required in order to ensure that details are taken into account in reserved matters applications and not as an afterthought.

29 Cam Drive Site Access 2

Full details of a new priority junction approximately 200m to the east of the Cam Drive/Stour Green junction as indicated on Drawing 1475-GA-014 Rev J shall be submitted to and approved in writing by the Local Planning Authority. The details shall be provided to the LPA with the relevant reserved matters application. The submitted details shall include a programme of implementation for agreement with the Local Planning Authority, and the works shall thereafter be completed in accordance with the agreed details.

- 29 Reason: In the interests of highway safety and to ensure the appropriate infrastructure is provided in a timely manner, in accordance with Policies GROWTH 3 and COM 7 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; however this detail is required in order to ensure that details are taken into account in reserved matters applications and not as an afterthought.

30 Cam Drive Site Access 3

Full details of a new staggered junction approximately 200m west of the Cam Drive/Stour Green junction as indicated on Drawing 1475-GA-014 Rev J shall be submitted to and approved in writing by the Local Planning Authority. The details shall be provided to the LPA with the relevant reserved matters application. The submitted details shall include a programme of implementation for agreement with the Local Planning Authority, and the works shall thereafter be completed in accordance with the agreed details.

- 30 Reason: In the interests of highway safety and to ensure the appropriate infrastructure is provided in a timely manner, in accordance with Policies GROWTH 3 and COM 7 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; however this detail is required in order to ensure that details are taken into account in reserved matters applications and not as an afterthought.

31 Lynn Road Site Access 1

Full details of the main priority access in the interface area with the proposed Church Commissioners Site to the East of Lynn Road as indicated on Drawing 1475-GA-013 Rev C shall be submitted to and approved in writing by the Local Planning Authority. The details shall be provided to the LPA with the relevant reserved matters application. The submitted details shall include a programme of implementation for agreement with the Local Planning Authority, and the works shall thereafter be completed in accordance with the agreed details.

- 31 Reason: In the interests of highway safety and to ensure the appropriate infrastructure is provided in a timely manner, in accordance with Policies GROWTH 3 and COM 7 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; however this detail is required in order to ensure that details are taken into account in reserved matters applications and not as an afterthought.

32 Lynn Road Site Access 2

Full details of a new priority junction approximately 50m north of the Lynn Road/Davison Road Junction as indicated on Drawing 1475-GA-013 Rev C shall be submitted to and approved in writing by the Local Planning Authority. The details shall be provided to the LPA with the relevant reserved matters application. The submitted details shall include a programme of implementation for agreement with the Local Planning Authority, and the works shall thereafter be completed in accordance with the agreed details.

- 32 Reason: In the interests of highway safety and to ensure the appropriate infrastructure is provided in a timely manner, in accordance with Policies GROWTH 3 and COM 7 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; however this detail is required in order to ensure that details are taken into account in reserved matters applications and not as an afterthought.

33 Lynn Road Site Access 3

Full details of a new priority junction to access proposed self-build units close to the Chettisham edge of site as indicated on Drawing 1475-GA-018 Rev B shall be submitted to and approved in writing by the Local Planning. The details shall be provided to the LPA with the relevant reserved matters application. The submitted details shall include a programme of implementation for agreement with the Local Planning Authority, and the works shall thereafter be completed in accordance with the agreed details.

- 33 Reason: In the interests of highway safety and to ensure the appropriate infrastructure is provided in a timely manner, in accordance with Policies GROWTH 3 and COM 7 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; however this detail is required in order to ensure that details are taken into account in reserved matters applications and not as an afterthought.

34 A10 Access

Full details of a new roundabout providing access to the site from the A10 as indicated on Drawing 1475-GA-004 Rev F shall be submitted to and approved in writing by the Local Planning Authority. The details shall be provided to the LPA with the relevant reserved matters application. The

submitted details shall include a programme of implementation for agreement with the Local Planning Authority, and the works shall thereafter be completed in accordance with the agreed details.

- 34 Reason: In the interests of highway safety and to ensure the appropriate infrastructure is provided in a timely manner, in accordance with Policies GROWTH 3 and COM 7 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; however this detail is required in order to ensure that details are taken into account in reserved matters applications and not as an afterthought.

35 Pedestrian Crossings on Cam Drive

Notwithstanding the details shown on submitted plans 1475/GA/014 Rev J, prior to commencement of development of the adjacent phase of development, full details of the proposed crossing facilities for pedestrians and cyclists on Cam Drive shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. The submitted details shall include a programme of implementation for agreement with the Local Planning Authority, and the works shall thereafter be completed in accordance with the agreed details.

For the avoidance of doubt, the toucan crossing on Lynn Road, between King Edgar Close and Kings Avenue is to be provided as part of the new school application on the application site, and implementation must accord with that provision.

- 35 Reason: In the interests of highway safety and to ensure the appropriate infrastructure is provided in a timely manner, in accordance with Policies GROWTH 3 and COM 7 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; however this detail is required in order to ensure that details are taken into account in reserved matters applications and not as an afterthought.

36 Pedestrian Crossings on Lynn Road

Prior to commencement of development of the adjacent phase of development, full details of the proposed crossing facility for pedestrians and cyclists on Lynn Road, south of the Local centre (the crossings in the local centre to be provided by the Church Commissioners) shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. The submitted details shall include a programme of implementation for agreement with the Local Planning Authority, and the works shall thereafter be completed in accordance with the agreed details.

For the avoidance of doubt, the toucan crossing on Lynn Road, between King Edgar Close and Kings Avenue is to be provided as part of the new school application on the application site, and implementation must accord with that provision.

- 36 Reason: In the interests of highway safety and to ensure the appropriate infrastructure is provided in a timely manner, in accordance with Policies GROWTH 3 and COM 7 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; however this detail is required in order to ensure that details are taken into account in reserved matters applications and not as an afterthought.

37 Foot/Cycleway connection to Butts Drove

Prior to the commencement of development on the proposed school site, or on a phase of development adjacent to Butts Drove, full details of a shared foot way/cycleway alongside Butts Drove to link the site with King Edgar Close/Lynn Road, shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. The submitted details shall include a programme of implementation prior to the commencement of use of the new school, for agreement with the Local Planning Authority, and the works shall thereafter be completed in accordance with the agreed details.

- 37 Reason: In the interests of highway safety and to ensure the appropriate infrastructure is provided in a timely manner, in accordance with Policies GROWTH 3 and COM 7 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; however this detail is required in order to ensure that details are taken into account in reserved matters applications and not as an afterthought.

38 New Cycleway/Footway to north of Cam Drive

Prior to commencement of any development on Cam Drive plans showing the indicative route and level of provision of a shared use cycleway wide footway running to the northern side of and parallel with Cam Drive, with crossing facilities to ensure connection to the existing cycleways in the southern verge of Cam Drive shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. The submissions under this condition shall include a phased programme for submission of full details of cycleway and crossings for agreement with the Local Planning Authority, and the works shall thereafter be completed in accordance with the agreed details and programme.

- 38 Reason: There is insufficient highway land available to provide a 3.0m shared use cycleway wide footway to allow connections with existing cycleway provision; in the interests of highway safety; and to ensure the appropriate infrastructure is provided in a timely manner, in accordance with Policies GROWTH 3 and COM 7 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; however this detail is required in order to ensure that details are taken into account in reserved matters applications and not as an afterthought.

39 Off-site cycle-ways - Phase 1

Prior to the occupation of the first residential unit in phase 1 of the development, full details of:

- 1) The off site cycleway improvements along Lynn Road, from King Edgar Close to Egremont Street; and
- 2) The footpath along the north edge of Cam Drive between the proposed secondary access point to west of Cam Drive / Stour Green roundabout and Cam Drive / Lynn Road Roundabout

shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority.

The submitted details shall include a programme of implementation for agreement with the Local Planning Authority, and the works shall thereafter be completed in accordance with the agreed details. The full works will be implemented prior to occupation of the 200th unit.

39 Reason: In order to allow connections with existing cycleway provision; in the interests of highway safety; and to ensure the appropriate infrastructure is provided in a timely manner, in accordance with Policies GROWTH 3 and COM 7 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; however this detail is required in order to ensure that details are taken into account in reserved matters applications and not as an afterthought.

40 Off-site cycle-ways - Phase 2

Full details of proposed cycleway improvements between King Edgar Close and proposed Local Centre (app ref 11/01077/ESO) shall be submitted to the Local Planning Authority before, or in parallel with, the first reserved matters application within Phase 2.

The approved details shall be implemented prior to occupation of the first residential unit on Phase 2.

40 Reason: In order to allow connections with existing cycleway provision; in the interests of highway safety; and to ensure the appropriate infrastructure is provided in a timely manner, in accordance with Policies GROWTH 3 and COM 7 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; however this detail is required in order to ensure that details are taken into account in reserved matters applications and not as an afterthought.

41 Off-site cycle-ways - Phase 3

Prior to the occupation of the first residential unit in phase 3 of the development, full details of:

- 1) The new footway on the north side of Cam Drive, west of Stour Green; and
- 2) A scheme of enhancements to facilitate cycling through the public open space at Stour Green

shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority.

The submitted details shall include a programme of implementation for agreement with the Local Planning Authority, and the works shall thereafter be completed in accordance with the agreed details. The full works will be implemented prior to occupation of the 75th unit.

41 Reason: In order to allow connections with existing cycleway provision; in the interests of highway safety; and to ensure the appropriate infrastructure is provided in a timely manner, in accordance with Policies GROWTH 3 and COM 7 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; however this detail is required in order to ensure that details are taken into account in reserved matters applications and not as an afterthought.

42 Off-site cycle-ways - Phase 4

Full details of proposed cycleway improvements north of the Local Centre to Chettisham, on the west side of Lynn Road only, shall be submitted to the Local Planning Authority before, or in parallel with, the first reserved matters application within Phase 4.

The approved details shall be implemented prior to occupation of the first residential unit on Phase 4.

42 Reason: In order to allow connections with existing cycleway provision; in the interests of highway safety; and to ensure the appropriate infrastructure is provided in a timely manner, in accordance with Policies GROWTH 3 and COM 7 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; however this detail is required in order to ensure that details are taken into account in reserved matters applications and not as an afterthought.

43 Public Transport Infrastructure

Prior to the commencement of each phase of development which includes and element of the main spine road, the locations of bus stops, to achieve the desirable 400m walk catchment for each stop, shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. The submitted details shall include:

- a) The provision of shelters and real time passenger information equipment; and
- b) A programme of implementation for agreement with the Local Planning Authority.

The works shall thereafter be completed in accordance with the agreed details.

43 Reason: In the interests of highway safety and to ensure the appropriate infrastructure is provided in a timely manner, in accordance with Policies GROWTH 3 and COM 7 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; however this detail is required in order to ensure that details are taken into account in reserved matters applications and not as an afterthought.

44 Bus Stops on Cam Drive

Prior to commencement of development on any Cam Drive phase full details of the improvements to the two existing bus stops on Cam Drive to include the provision of shelters and real time passenger information equipment shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. The works shall thereafter be completed in accordance with the agreed details.

44 Reason: In the interests of highway safety and to ensure the appropriate infrastructure is provided in a timely manner, in accordance with Policies GROWTH 3 and COM 7 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; however this detail is required in order to ensure that details are taken into account in reserved matters applications and not as an afterthought.

45 Allotments to rear of Orchard Estate

Prior to commencement of development of the allotments to be provided on land to the rear of Orchard Estate properties, /as shown on Parameter Plan Landscape and Open Space Figure 2.4, a scheme for the management of the allotments shall be submitted to and agreed in writing by the Local Planning Authority.

The allotments shall in the first instance, be offered to named residents of Orchard Estate to be used as bona fide allotments and not as garden land or as a buffer to future development. For the avoidance of doubt, the allotments shall be managed in accordance with the rules set down in the approved management scheme, and when no longer required by existing named residents of Orchard Estate properties, shall be offered to other Ely residents in accordance with those rules.

45 Reason: To ensure that the proposed allotment land, which is a community facility, is used and managed in an appropriate manner to ensure its continued use as productive community land in accordance with Policies Ely 1 and Com3 of the East Cambridgeshire Local Plan (2015) and the North Ely Supplementary Planning Document 2014. The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted; however this detail is required in order to ensure that details are taken into account in reserved matters applications and not as an afterthought.

46 Allotment land safeguarding

Prior to commencement of works on any phase where allotments are to be provided (as shown on Parameter Plan Landscape and Open Space Figure 2.4), the allotment land shall be fenced, in accordance with details to be submitted to the Local Planning Authority for written agreement, and no storage of materials, waste or other use of the land shall be carried out.

46 Reason: To protect the land from any adverse affects of the construction process and pollution, to retain the quality of the soil for future cultivation in accordance with Policy ENV 9 of the East Cambridgeshire Local Plan (2015) and the North Ely Supplementary Planning Document (2014). The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted; however, there is significant potential to damage archaeological deposits if development commences ahead of a scheme being agreed.

47 Sports Ground

No development shall take place on any sports ground or pitch unless and until:

- a) A detailed assessment of ground conditions of the land proposed for the new sports ground/pitch as shown on the Landscape and Open Space Parameter Plan Figure 2.4 shall be undertaken (including drainage and topography) to identify constraints which could affect playing field quality; and
- b) Based on the results of this assessment, a detailed scheme to ensure that the playing fields will be provided to an acceptable quality (including appropriate drainage where necessary) shall be submitted to and approved in writing by the Local Planning Authority after consultation with Sport England.

The works shall be carried out in accordance with the approved scheme within a timescale to be first approved in writing by the Local Planning Authority after consultation with Sport England.

47 Reason: To ensure that ground conditions are of adequate quality to provide a quality sports area in accordance with Policies GROWTH 3 and ENV2 of the East Cambridgeshire Local Plan (2015).

48 Residential Dwellings in Local Centre

Notwithstanding paragraphs 3.2 and 3.5 of the Development Specification (dated February 2014 and received on 12th March 2014), relevant Reserved Matters application(s) for the Cam Drive and Lynn Road Local centres as specified in Table 2.2 of the Development Specification and identified as Mixed Use areas in Parameter Plan 1 (Figure 2.1) shall include proposals for a minimum of 30 residential dwellings in each Local Centre.

48 Reason: To ensure satisfactory vitality and community safety in accordance with Policies ENV2 and COM1 of the East Cambridgeshire Local Plan 2015; and the draft North Ely Supplementary Planning Document (2014).

49 Dwelling Mix

The dwelling mix (both C2 care home units and C3 residential dwellings) for any phase of the development containing dwellings shall provide a mix of dwelling types and sizes that contribute to the housing needs and demand of the locality at the time of submission of the Reserved Matters application for each phase. The Reserved Matters applications shall be accompanied by a statement explaining the approach taken to housing needs and demand. The dwellings shall be provided in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.

- 49 Reason: To ensure that the development provides a satisfactory mix of dwelling types in accordance with Policy HOU1 in the East Cambridgeshire Local Plan (2015) and the draft North Ely Supplementary Planning Document (2014).

50 Affordable Housing

Any reserved matters application for residential development shall include a plan showing the distribution of market and affordable housing and a schedule of dwelling size (by number of bedrooms). Affordable dwellings shall be sited in clusters of between 15-30 units, excluding the extra care facility, including where parcels adjoin. All affordable housing shall, in accordance with best practice, be designed to be tenure blind. The affordable houses shall be provided in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.

- 50 Reason: To ensure the delivery of a balanced community, in accordance with Policy HOU3 of the East Cambridgeshire Local Plan (2015) and Policy Principle 2a of the North Ely SPD, Feb 2014.

51 Flexible Dwellings

Notwithstanding paragraph 3.4 of the Revised Development Specification (February 2014), a minimum of 8 Live-Work units and 20% of the residential dwellings hereby permitted shall comprise dwellings that are designed to be suitable for home office working. For the avoidance of doubt the definition of Live-Work units is as set out in Para 3.4 of the Development Specification and Flexible dwellings must be designed to incorporate space suitable for working from home, by providing a room or a study area that can be used for home working.

- 51 Reason: To maximise opportunities for employment, reduce the need to travel and make a positive contribution towards the establishment of a sustainable community in accordance with Strategic Objective No 1 and Policies Growth 1 and Ely 1 of the East Cambridgeshire Local Plan (2015) and the draft North Ely Supplementary Planning Document (2014).

52 Custom and Self-build

A minimum of 5% of residential dwellings that are provided on the site outside of the Local Centres (as specified in Table 2.2 of the Development Specification and identified as Mixed Use areas in Parameter Plan 1 (Figure 2.1)) shall be developed as either 'Custom Build' or 'Self-Build' dwellings as defined in Principle 2a of the North Ely Supplementary Planning Document 2014.

- 52 Reason: To ensure that the development provides a satisfactory mix of dwelling types in accordance with Policy HOU1 in the East Cambridgeshire Draft Local Plan (2015) and the draft North Ely Supplementary Planning Document (2014).

53 Lifetime Homes

A minimum of 20% of residential dwellings (Use Class C3) that are provided on the site outside of the Local Centres as specified in Table 2.2 of the Development Specification (dated February 2014 and received on 12th March 2014) and Mixed Use areas as identified in Parameter Plan 1 (Figure 2.1) shall be designed to meet the following criteria from the Habinteg Lifetime Homes Standard:

- a) Walls in bathrooms and toilets should be capable of taking adaptations such as handrails; and
- b) Potential for the provision of a stair lift or a suitably identified space for a through-the-floor lift from the ground to the first floor, for example to a bedroom next to a bathroom. There must be a minimum of 900mm clear distance between the stair wall (on which the lift would normally be located) and the edge of the opposite handrail/balustrade.

- 53 Reason: To ensure that the development provides a satisfactory level of adaptable housing in accordance with Policies HOU3 and Ely 1 of the East Cambridgeshire Local Plan (2015) and the draft North Ely Supplementary Planning Document (2014).

54 Convenience Retail Floorspace

The gross sales area of any food store within the Cam Drive Local Centre as specified in Table 2.2 of the Development Specification (dated February 2014 and received on 12th March 2014) and identified as Mixed Use areas shall not exceed 450 square metres (GEA) and within the food-store no more than 10% gross retail floorspace shall be used for the sale and display of comparison goods.

- 54 Reason: To maintain the local scale of the retail facilities, appropriate for the role and function of the Local Centre in accordance with East Cambridgeshire Local Plan (2015) Policies Com 1, ENV4 and ELY1 and the draft North Ely Supplementary Planning Document (2014).

55 Sustainability Standards

In accordance with paragraph 3.15 of the Development Specification (March 2014), which states that all non-domestic buildings will achieve BREEAM Very Good rating, prior to the occupation of any non-domestic building of 1,000sqm (GEA) or more, a certificate, following post construction review, shall be issued by a BRE Licensed Assessor to the Local Planning Authority, indicating that the relevant code level has been met for that building. In the event that such a rating is replaced by a comparable national measure of sustainability for building design, the equivalent level of measure shall be applicable to the proposed development, unless otherwise approved by the Local Planning Authority.

- 55 Reason: In the interests of reducing carbon dioxide emissions and promoting principles of sustainable construction and efficient use of buildings and to ensure that the development makes an appropriate positive contribution to meeting the challenges of climate change in accordance with East Cambridgeshire Local Plan (2015) Policies ENV4 and ELY1 and the draft North Ely Supplementary Planning Document (2014).

56 Recycling Infrastructure

Any application for Reserved Matters submitted under condition 2 shall include consideration of the management of municipal waste generated by the development following construction, including details of any facilities for segregation and storage of recyclables, non-recyclables and compostable material and access to such facilities by users and waste collection vehicles.

56 Reason: In the interests of maximising waste re-use and recycling opportunities; to comply with policy CS28 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (2011); the Recycling in Cambridgeshire and Peterborough (RECAP) Waste Design Guide 2012; Guidance for Local Planning Authorities on Implementing Planning Requirements of the European Union Waste Framework Directive (2008/98/EC), Department for Communities and Local Government (December 2012) and provide the mitigation measures identified in the Waste Management Strategy August 2013 submitted in support of the application in compliance with East Cambridgeshire Core Strategy 2009 policies CS7, EN2, and EN8 and draft East Cambridgeshire Local Plan policies ENV2 and ENV9.

57 Recycling

No more than 75 residential dwellings forming part of the development shall be occupied until temporary neighbourhood waste recycling facilities are provided on the site in accordance with details submitted to and approved in writing by the Local Planning Authority. The temporary neighbourhood waste recycling facilities shall remain in place until the permanent neighbourhood waste recycling facility within the Local Centre is provided and available for use. The land on which the temporary facility is sited shall be made good within a period of 3 months from the installation of the permanent neighbourhood waste recycling facility within the Local Centre.

The reserved matters application for the local centre shall include details of the permanent neighbourhood waste recycling facility.

57 Reason: To ensure adequate facilities for residents to recycle in accordance with East Cambridgeshire Local Plan (2015) Policies ENV2, ELY1 and the draft North Ely Supplementary Planning Document.

58 Road construction

Prior to the first occupation of any dwelling, school or other building, the roads, footways and cycleways shall be constructed to at least binder course surfacing level from the dwelling, school or other building to the adjoin County road in accordance with details approved in writing by the Local Planning Authority in consultation with the Local Highways Authority.

58 Reason: In the interests of highway safety and to ensure the appropriate infrastructure is provided in a timely manner, in accordance with Policies Growth 3 and COM 7 of the East Cambridgeshire Local Plan (2015).

59 Existing Access closure

All existing field accesses shall be permanently and effectively closed and the footway / highway verge shall be reinstated in accordance with a scheme to be agreed with the Local Planning Authority in consultation with the Highway Authority, within 28 days of the bringing into use of the new access.

59 Reason: In the interests of highway safety in accordance with Policy COM 7 of the East Cambridgeshire Local Plan (2015).

60 Access gradient

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

60 Reason: In the interests of highway safety in accordance with Policy COM 7 of the East Cambridgeshire Local Plan (2015).

61 Vehicular access construction, parking

Prior to the first occupation of each phase of the development (or prior to the commencement of the first use):

- a) The vehicular access where it crosses the public highway shall be laid out and constructed in accordance with the Cambridgeshire County Council construction specification; and
- b) Sufficient space shall be provided within the site to enable vehicles to:
 - i. Enter, turn and leave the site in forward gear
 - ii. Park clear of the public highway.

The area shall be levelled, surfaced and drained and thereafter retained for that specific use.

61 Reason: In the interests of highway safety in accordance with Policy COM 7 of the East Cambridgeshire Local Plan (2015).

62 Encroachment on highway

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

62 Reason: In the interests of highway safety in accordance with Policy COM 7 of the East Cambridgeshire Local Plan (2015).

63 Highway boundary marking

Prior to commencement of construction of any part of the development fronting the highway the proposed new highway boundary(ies) shall be marked out on site with the agreement of the Local Highway Authority.

63 Reason: In the interests of highway safety in accordance with Policy COM 7 of the East Cambridgeshire Local Plan (2015).

64 Sport Facility Protection

The sports ground/pitch and MUGA provided as part of this development shall be used for outdoor sport and for no other purpose (including without limitation any other purpose in Class D2 of the Town and Country Planning (Use Classes) Order 1987 (as amended), or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order, with or without modification).

64 Reason: To protect the sports pitch/ground from loss and/or damage, to maintain the quality of and secure the safe use of sports pitches and to accord with Policies GROWTH 3 and ENV2 of the East Cambridgeshire Local Plan (2015).

65 Business (B1) Use

Notwithstanding any changes that may be made to the Town and Country Planning (Use Classes) Order 1987 (as amended) and/or the Town and Country Planning (General Permitted Development) Order 2015 (as amended) or any statutory instruments revoking and re-enacting those Orders, the Business (B1) floorspace permitted in the Local Centre shall be used for purposes falling within Class B1 of the Town and Country Planning (Use Classes Order) 1987 as that Order is in force at the date of this permission and for no other purposes.

- 65 Reason: To maintain the mixed-use nature of the development in accordance with Policy Ely 1 of the East Cambridgeshire Local Plan 2015.
- 66 Hours of Opening (A3/A4/A5 Uses)
- The cafes/restaurants, drinking establishments and hot food take-aways (Use Classes A3, A4 and A5) hereby permitted shall not be open to members of the public other than between the hours of 07.00 and 23.00 on any day of the week.
- 66 Reason: To safeguard the amenities of the adjoining premises and the area generally and to comply with Policy ENV2 of the East Cambridgeshire Local Plan 2015.
- 67 Sub-division/amalgamation of Uses
- There shall be no amalgamation of units defined for A1, A2, A3, A4, A5 or D1 uses within the Local Centre without the prior written approval of the Local Planning Authority through the submission of a planning application.
- 67 Reason: To maintain the local scale of the retail facilities, appropriate for the role and function of the Local Centre Policies in accordance with East Cambridgeshire Local Plan (2015) Policies COM1, ENV4 and ELY1 and the draft North Ely Supplementary Planning Document (2014).
- 68 HGV Deliveries
- HGV deliveries to any commercial premises shall be limited to 07.00 - 20.00 each day Monday - Friday and 08.00-20.00 on Saturdays. There shall be no HGV deliveries outside of these times unless otherwise agreed in writing by the Local Planning Authority.
- 68 Reason: In the interests of the amenity of nearby residents/occupiers in accordance with Policies ENV2 and ENV9 of the East Cambridgeshire Local Plan (2015).

INFORMATIVES RELATING TO THIS APPLICATION

- 1 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 works within the public highway without permission of the Highway Authority. Please note that it is the applicants responsibility to ensure that, in addition to planning permission, any necessary consents and approval under the Highways Works Act are also obtained from the County Council.
- 2 Public Utility apparatus may be affected by this proposal. Contact the appropriate utility service to reach agreement on any necessary alterations, the cost of which must be borne by the applicant.
- 3 This decision notice should be read in conjunction with the Section 106 Obligation dated 20.06.2016 and the development completed in strict accordance with the provisions contained therein, to the satisfaction of the Local Planning Authority.

PLEASE ALSO NOTE THAT THIS PERMISSION IS GRANTED SUBJECT TO DUE COMPLIANCE WITH THE BYE-LAWS AND GENERAL STATUTORY PROVISION IN FORCE IN THE DISTRICT AND DOES **NOT** CONSTITUTE APPROVAL UNDER BUILDING REGULATIONS. YOU ARE ADVISED TO CONTACT THE BUILDING REGULATIONS SECTION IF YOU WISH TO DISCUSS THIS FURTHER

A handwritten signature in black ink, appearing to read 'Rebecca Saunt', written in a cursive style.

Rebecca Saunt

Planning Manager

Dated: 20th June 2016

Appendix 2 – List of suggested conditions

Plan Reference	Version No	Date Received
BW272 Bellway House Types Parcels Affordable	A	19th August 2025
BW272 Bellway House Types Parcels Private	A	19th August 2025
Biodiversity Enhancements and Mitigation Measures		11th August 2025
GL1808 SP 02E		11th August 2025
9891-BHP-XX-XX-DR-C- 1015	P06	19th August 2025
9891-BHP-XX-XX-DR-C- 1016	P06	19th August 2025
9891-BHP-XX-XX-DR-C- 1017	P06	19th August 2025
BW272 Ashberry House Types AFFORDABLE	A	19th August 2025
BW272-HA-LIDLB-02	C	19th August 2025
BW272-HT-LVA-01	E	19th August 2025
BW272-GR-06	C	19th August 2025
BW272-GR-07		19th August 2025
BW272-HT-JEB-02		19th August 2025
BW272-HT-JO-01	E	19th August 2025
BW272-ST-01	H	19th August 2025
BW272-ST-02	E	19th August 2025
BW272-ST-03	F	19th August 2025
BW272 Ashberry House Type Pack PRIVATE	A	19th August 2025
Play Values LAP		19th August 2025
Play Values NEAP		19th August 2025
BW272EC-PL-01	Rev A	2nd May 2025
BW272-GR-01	Rev A	2nd May 2025

BW272-GR-02	Rev A	2nd May 2025
BW272-GR-03	Rev A	2nd May 2025
BW272-GR-04	Rev A	2nd May 2025
BW272-GR-05	Rev A	2nd May 2025
BW272-SCS-01	Rev A	2nd May 2025
BW272-SCS-02	Rev A	2nd May 2025
GL1808 LP09A		2nd May 2025
GL1808 SP 01A		2nd May 2025
GL1808 MP02A		2nd May 2025
IDV-PD 1842.01	Rev H	2nd May 2025
IDV-PD 1842.02	Rev H	2nd May 2025
9891-BHP-XX-XX-DR-C-0101	P05	2nd May 2025
9891-BHP-XX-XX-DR-C-0102	P05	2nd May 2025
9891-BHP-XX-XX-DR-C-0103	P05	2nd May 2025
12062_AMS.001	Rev A	2nd May 2025
GL1808 LP 04D		25th July 2025
GL1808 LP 01D		25th July 2025
GL1808 LP 02D		25th July 2025
GL1808 LP 03D		25th July 2025
GL1808 LP 05D		25th July 2025
GL1808 LP 06D		25th July 2025
GL1808 LP 07D		25th July 2025
GL1808 LP 08D		25th July 2025
BW272EC-PL-13	Rev B	25th July 2025
BW272EC-PL-12	Rev B	25th July 2025
BW272EC-PL-11	Rev C	25th July 2025

BW272EC-PL-10	Rev C	25th July 2025
BW272EC-PL-09	Rev C	25th July 2025
BW272EC-PL-08a	Rev E	25th July 2025
BW272EC-PL-08	Rev E	25th July 2025
BW272EC-PL-07	Rev C	25th July 2025
BW272EC-PL-06	Rev C	25th July 2025
BW272EC-PL-05	Rev C	25th July 2025
BW272EC-PL-04	Rev C	25th July 2025
BW272EC-OP7-PL-03	Rev D	25th July 2025
BW272EC-OP7-PL-02	Rev O	25th July 2025
BW272-AP-03	Rev G	25th July 2025
BW272-AP-02	Rev H	25th July 2025
BW272-AP-01	Rev I Colour	25th July 2025
BW272-AP-01	Rev I	25th July 2025
Drainage Statement	V.05	25th July 2025
Highways Note		25th July 2025
LL1819-001 Sheet 1	Rev F	25th July 2025
LL1819-001 Sheet 2	Rev F	25th July 2025
LL1819-001 Private Lighting Dimmed to 60%	Rev F	25th July 2025
LL 1819-001 Private Lighting - Calculation Report	Rev F	25th July 2025
LL1819-001 Design Report	Rev F	25th July 2025
LL1819-001 Designer Risk Assessment	Rev F	25th July 2025
Sustainability Statement		2nd December 2024
Ecological Survey Report		2nd December 2024
Geo-Environmental Site Investigation		2nd December 2024

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

2 Time Limit

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 Traffic Management Plan

No demolition or construction works shall commence on site until a traffic management plan has been agreed with the Planning Authority in consultation with the Highway Authority. The principle areas of concern that should be addressed are:

i Movements and control of muck away lorries (all loading and unloading should be undertaken off the adopted public highway)

ii Contractor parking, for both phases all such parking should be within the curtilage of the site and not on street.

iii Movements and control of all deliveries (all loading and unloading should be undertaken off the adopted public highway)

iv Control of dust, mud and debris, please note it is an offence under the Highways Act 1980 to deposit mud or debris onto the adopted public highway.

3 Reason: In the interests of highway safety, in accordance with policies COM7 and COM8 of the East Cambridgeshire Local Plan 2015 (as amended 2023).

4 Management & maintenance of streets

Prior to above ground construction the details of the proposed arrangements for future management and maintenance of the proposed street(s) within the development shall be submitted to and approved in writing by the Local Planning Authority. The streets shall thereafter be maintained in accordance with the approved management and maintenance details until such time as an Agreement has been entered into under Section 38 of the Highways Act 1980 or a Private Management and Maintenance Company has been established.

4 Reason: to ensure satisfactory development of the site and to ensure estate roads are managed and maintained thereafter to a suitable and safe standard.

5 Mechanical Ventilation

Prior to above ground construction, the details of the mechanical ventilation to be installed in the identified properties shall be submitted to and agreed in writing by the Local Planning Authority. The details shall confirm that the mechanical ventilation proposed brings the noise levels to within the relaxed targets. The mechanical ventilation shall be installed prior to first occupation of any affected dwelling and retained in perpetuity.

- 5 Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015 (as amended 2023).

6 Junction Visibility Splays

Prior to the first occupation of any dwelling, the junction visibility splays at the road(s) required to access that dwelling, shall be provided in full accordance with drawings 9891-BHP-XX-XX-DR-C-1015 P06, 9891-BHP-XX-XX-DR-C-1016 P06, and 9891-BHP-XX-XX-DR-C-1017 P06. These visibility splays shall be maintained free from any obstruction exceeding 600mm in height, including but not limited to planting, fencing, walls, or other structures, except for street trees along the Spine Road that have been expressly approved in writing by the Local Planning Authority. The splays shall be retained in this condition for the lifetime of the development to ensure safe and unobstructed visibility at the junction.

- 6 Reason: In the interests of highway safety, in accordance with policies COM7 and COM8 of the East Cambridgeshire Local Plan 2015 (as amended 2023).

7 Construction of footways/cycleways

Prior to the first occupation of any dwelling the road(s), footway(s) and cycleway(s) required to access that dwelling shall be constructed to at least binder course surfacing level from the dwelling to the adjoining highway maintainable at public expense.

- 7 Reason: to ensure satisfactory development of the site, highway safety and to ensure estate roads are constructed to a suitable and safe standard.

8 Landscape Maintenance

Prior to any occupation of the development, a scheme for the maintenance of the soft landscaping for a minimum period of 5 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 of maintenance; iii) details of who will be responsible for the continuing implementation iv) details of any phasing arrangements

- 8 Reason: To safeguard the character and appearance of the area, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015 (as amended 2023)

9 Arboricultural Method Statement

All works shall be carried out in accordance with the Arboricultural Method Statement, 12062_AMS.001 Rev A, dated April 2025 by Aspect Arboriculture. If, during construction, it becomes apparent that further works or changes are required, work shall not progress any further on site until the applicant has secured a site meeting with a suitably qualified professional to agree the details and phasing of any tree surgery works not detailed in the submitted report. A written schedule shall be submitted to and approved in writing by the Local Planning Authority.

- 9 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 (as amended 2023)

10 Soft Landscaping

All 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 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.

- 10 Reason: To ensure the longevity of the landscaping scheme, in accordance with policy ENV1 and ENV2 of the East Cambridgeshire Local Plan 2015 (as amended 2023)

11 Materials

The materials to be used in the construction of the external surfaces of the development shall be either:

- a. As detailed on BW272EC-PL-08 rev E; or,
- b. Submitted to and approved in writing by the Local Planning Authority prior to their use in the construction of the development.

All works shall be carried out in accordance with the approved details.

- 11 Reason: To safeguard the character and appearance of the area, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015 (as amended 2023)

12 Boundary Treatments

The boundary treatments hereby permitted shall be constructed in accordance with the details specified on BW272EC-OP7-PL-03 rev D. The boundary treatments shall be in situ and completed prior to the first occupation of the dwelling to which they relate. All works shall be carried out in accordance with the approved details and retained thereafter.

- 12 Reason: To safeguard the character and appearance of the area, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015 (as amended 2023).

13 Lighting

The lighting to be used in the development shall be either:

- a. As detailed on the six documents under the reference LL1819-001 Rev F, received 25th July 2025; or,
- b. Submitted to and approved in writing by the Local Planning Authority prior to use in the development.

All works shall be carried out in accordance with the approved details.

- 13 Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015 (as amended 2023).

14 Energy & Sustainability

The development hereby approved shall be carried out in accordance with the Energy and Sustainability Strategy submitted 2nd December 2024.

- 14 Reason: The application has been assessed as acceptable and complying with policy ENV4 East Cambridgeshire Local Plan 2015 (as amended 2023).

15 Access and Hardstanding

The access and all hardstanding within the site shall be constructed with adequate drainage measures to prevent surface water run-off onto the adjacent public highway and retained in perpetuity.

15 Reason: In the interests of highway safety, in accordance with policies COM 7 and COM8 of the East Cambridgeshire Local Plan 2015 (as amended 2023).

16 Pedestrian Visibility Splays

Two 2.0 x 2.0 metres pedestrian visibility splays shall be provided as shown on drawing 9891-BHP-XX-XX-DR-C-1015 P06, 9891-BHP-XX-XX-DR-C-1016 P06 and 9891-BHP-XX-XX-DR-C-1017 P06. These areas shall be kept clear of all planting, fencing, walls and the like exceeding 600mm high and retained as such throughout the lifetime of the development.

16 Reason: In the interests of highway safety, in accordance with policies COM7 and COM8 of the East Cambridgeshire Local Plan 2015 (as amended 2023).

17 Gates

No gates shall be permitted across any private access within 5m of the nearside edge of the carriageway or footway, whichever is closer.

17 Reason: In the interests of highway safety, in accordance with policies COM7 and COM8 of the East Cambridgeshire Local Plan 2015 (as amended 2023).

18 Gates II

No gates shall be permitted across any shared private road for the lifetime of the development.

18 Reason: In the interests of highway safety, in accordance with policies COM7 and COM8 of the East Cambridgeshire Local Plan 2015 (as amended 2023).

19 Temporary Facilities

Temporary facilities shall be provided clear of the public highway for the parking, turning, loading and unloading of all vehicles visiting the site during the period of construction.

19 Reason: In the interests of highway safety, in accordance with policies COM7 and COM8 of the East Cambridgeshire Local Plan 2015 (as amended 2023).

Planning Performance – June 2025

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.

Determinations

	Total	Major	Minor	Householder	Other	DIS /NMA	Trees	Pre App
Determinations	119	2	23	22	18	36	18	16
Determined on time (%)		50% (90% within 13 weeks)	96% (80% within 8 weeks)	100% (90% within 8 weeks)	100% (90% within 8 weeks)	23% (80% within 8 weeks)	100% (100% within 8 weeks)	n/a
Approved	100	2	20	18	10	32	18	n/a
Refused	17	0	3	4	8	2	0	n/a

Validations – 96% validated within 5 working days (ECDC target is 85%)

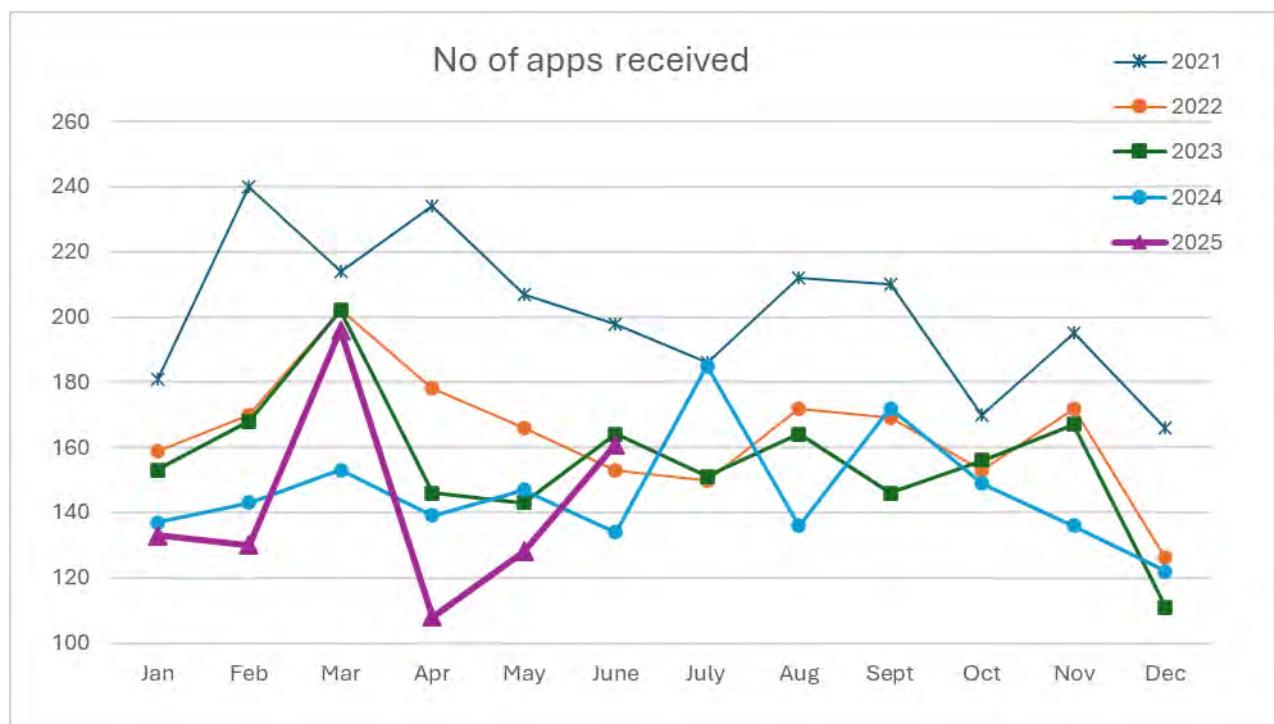
	Total	Major	Minor	Householder	Other	DIS /NMA	Trees	Pre App
Validations	149	0	23	35	19	22	36	14

Open Cases by Team (as at 05/08/2025)

	Total	Major	Minor	Householder	Other	DIS /NMA	Trees	Pre App
Team North (5 FTE)	225	18	52	30	34	68	0	19
Team South (6 FTE)	121	7	19	31	18	31	0	15
No Team (3 FTE)	26	0	0	0	0	1	21	4

(No Team includes – Trees Officer and Conservation Officer)

The Planning department received a total of 161 applications during June which is a 17% increase of the number received during June 2024 (134) and a 21% increase to the number received during May 2025 (128).



Valid Appeals received – 1

Planning reference	Site Address	Decision Level
25/00331/FUL	19 Millfield Lane Wilburton	DEL

Appeals decided – 4

Planning reference	Site Address	Decision
21/00044/FUL	Tree Farm Hillrow Causeway Haddenham	DISMISS
21/00131/CLE	Lazy Otter Marina Cambridge Road Stretham	DISMISS
24/00267/FUL	11 Black Bank Road Little Downham	WITHDRAWN
Enforcement	Tree Farm Hillrow Causeway Haddenham	DISMISS
Enforcement	Breach Farm Ness Road Burwell	DISMISS/VAR
Enforcement	11 Black Bank Road Little Downham	WITHDRAWN

Upcoming Hearing dates – 0

Enforcement

New Complaints registered – 23 (0 Proactive)

Cases closed – 27 (1 Proactive)

Open cases per Officer (2.6fte) – 170 (17 Proactive)/2.6fte = 66 FTE

Notices served – 1

Comparison of Enforcement complaints received during June

Code	Description	2024	2025
ADVERT	Reports of unauthorised adverts	3	4
COND	Reports of breaches of planning conditions	4	3
CONSRV	Reports of unauthorised works in a Conservation Area	0	0
DEM	Reports of unauthorised demolition in a Conservation Area	0	0
HEDGE	High Hedge complaints dealt with under the Anti-Social Behaviour Act	0	0
LEGOB	Legal Obligation monitoring	0	0
LEGOR	Legal Obligation report	0	0
LISTED	Reports of unauthorised works to a Listed Building	1	0
MON	Compliance Monitoring	0	0
OP	Reports of operational development, such as building or engineering works	3	6
OTHER	Reports of activities that may not constitute development, such as the siting of a mobile home	0	1
PLAN	Reports that a development is not being built in accordance with approved plans	0	1
PRO	Proactive cases opened by the Enforcement Team, most commonly for unauthorised advertisements and expired temporary permissions	1	1
TRECON	No notice of tree works in a Conservation area	0	1
TREHDG	Hedgerow Regulations breach	0	0
TRETPO	Unauthorised works to TPO tree	0	0
UNTIDY	Reports of untidy land or buildings harming the visual amenity	0	0
USE	Reports of the change of use of land or buildings	3	6
TOTAL		15	23

Planning Performance – July 2025

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.

Determinations

	Total	Major	Minor	Householder	Other	DIS /NMA	Trees	Pre App
Determinations	143	3	18	33	22	24	43	15
Determined on time (%)		67% (90% within 13 weeks)	67% (80% within 8 weeks)	97% (90% within 8 weeks)	95% (90% within 8 weeks)	75% (80% within 8 weeks)	98% (100% within 8 weeks)	n/a
Approved	135	3	13	32	21	24	42	n/a
Refused	8	0	5	1	1	0	1	n/a

Validations – 96% validated within 5 working days (ECDC target is 85%)

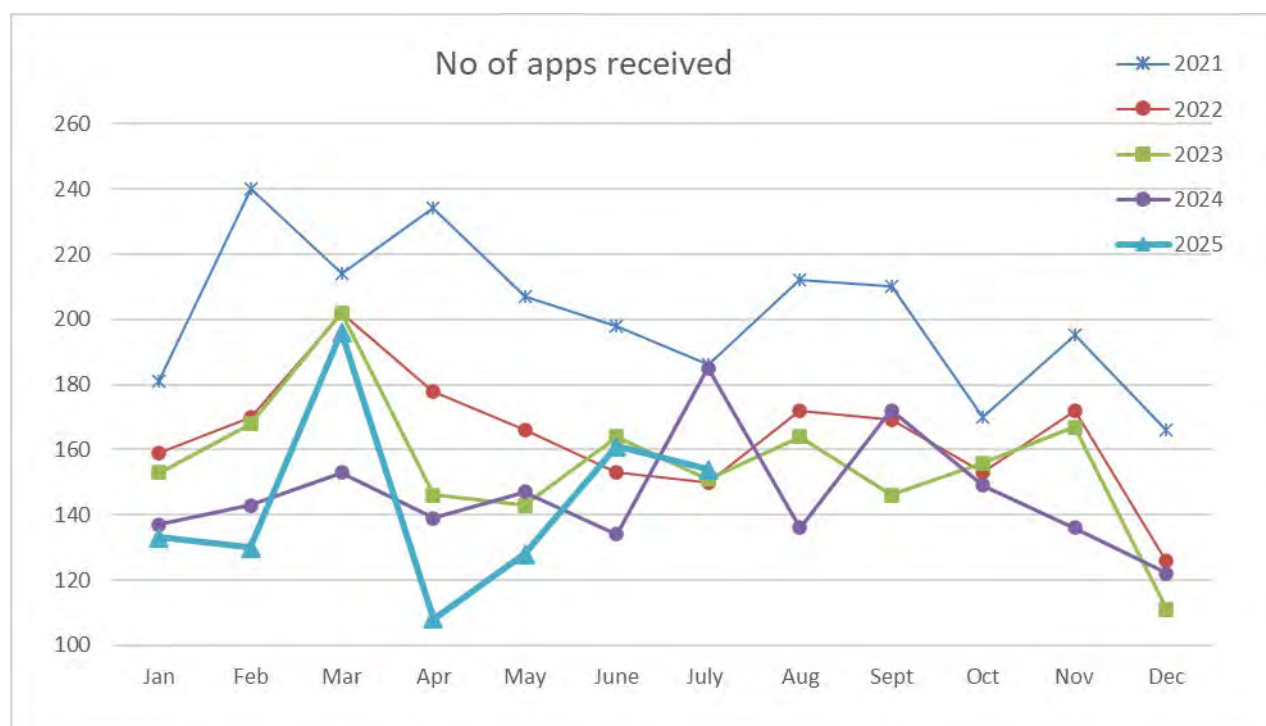
	Total	Major	Minor	Householder	Other	DIS /NMA	Trees	Pre App
Validations	156	8	19	37	24	34	22	12

Open Cases by Team (as at 19/08/2025)

	Total	Major	Minor	Householder	Other	DIS /NMA	Trees	Pre App
Team North (5 FTE)	209	17	53	25	34	64	0	16
Team South (6 FTE)	119	7	18	29	17	32	0	16
No Team (3 FTE)	29	0	0	0	5	1	23	0

(No Team includes – Trees Officer and Conservation Officer)

The Planning department received a total of 154 applications during July which is a 17% decrease of the number received during July 2024 (185) and a 4% decrease to the number received during June 2025 (161).



Valid Appeals received –2

Planning reference	Site Address	Decision Level
24/01135/OUM	Land At Cambridge Road Stretham	COMM
25/00240/FUL	30 Little Green Cheveley	DEL

Appeals decided – 3

Planning reference	Site Address	Decision
24/00744/FUL	Lazy Otter Cambridge Road Stretham	DISMISS
24/01142/FUL	77 Stretham Road Wilburton	DISMISS
25/00331/FUL	19 Millfield Lane Wilburton	DISMISS

Upcoming Hearing dates – 0

Enforcement

New Complaints registered – 20 (1 Proactive)

Cases closed – 26 (1 Proactive)

Open cases per Officer (2.6fte) – 170 (17 Proactive)/2.6fte = 66 FTE

Notices served – 1

Comparison of Enforcement complaints received during July

Code	Description	2024	2025
ADVERT	Reports of unauthorised adverts	1	1
COND	Reports of breaches of planning conditions	4	6
CONSRV	Reports of unauthorised works in a Conservation Area	0	0
DEM	Reports of unauthorised demolition in a Conservation Area	0	0
HEDGE	High Hedge complaints dealt with under the Anti-Social Behaviour Act	1	0
LEGOB	Legal Obligation monitoring	0	0
LEGOR	Legal Obligation report	0	0
LISTED	Reports of unauthorised works to a Listed Building	0	0
MON	Compliance Monitoring	0	0
OP	Reports of operational development, such as building or engineering works	3	6
OTHER	Reports of activities that may not constitute development, such as the siting of a mobile home	0	0
PLAN	Reports that a development is not being built in accordance with approved plans	4	0
PRO	Proactive cases opened by the Enforcement Team, most commonly for unauthorised advertisements and expired temporary permissions	5	1
TRECON	No notice of tree works in a Conservation area	0	0
TREHDG	Hedgerow Regulations breach	0	0
TRETPO	Unauthorised works to TPO tree	0	0
UNTIDY	Reports of untidy land or buildings harming the visual amenity	1	0
USE	Reports of the change of use of land or buildings	4	6
TOTAL		23	20