

TITLE: 24/00373/FUM

Committee: Planning Committee

Date: 5 February 2025

Author: Senior Planner

Report No: Z133

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**Site Address: Land North Of Padro House Cambridge Road Stretham Cambridgeshire
CB25 9PZ**

Proposal: Construction of new Anaerobic Digestion Plant, including ancillary plant

Applicant: Pretoria Energy Company

Parish: Stretham

Ward: Stretham

Ward Councillor/s: Bill Hunt
Caroline Shepherd

Date Received: 14 June 2024

Expiry Date: 13 September 2024

1.0 RECOMMENDATION

1.1 Members are recommended to APPROVE the application subject to the recommended conditions summarised below: The conditions can be read in full on the attached Appendix 1 of the report.

- 1 Approved Plans
- 2 Commencement
- 3 Materials
- 4 Contamination
- 5 Piling foundations
- 6 Construction times - Standard hours
- 7 CEMP- In accordance
- 8 No external lighting
- 9 Sensitive Lighting

- 10 LEMP
- 11 Precautionary working
- 12 Vehicle Tracking
- 13 Highway Layouts
- 14 Boundary Treatments
- 15 No pruning/cutting or felling/removal
- 16 SUDs Design
- 17 Suds-Construction phase

1.2 The application is being heard by committee because it triggers the Councils Constitution in respect of 'a proposal which involves anaerobic digestion to generate heat, electricity or a combination of the two.

2.0 SUMMARY OF APPLICATION

2.1 The application seeks full planning permission for the construction of a new anaerobic digestion plant including ancillary structures. The proposed development incorporates digester tanks, post digester tanks and ancillary buildings required in relation to the operation of the structures and use of the site. To the eastern side of the site it is proposed to construct an attenuation basin approx. 140m x 30m which runs parallel to an existing ditch.

2.2 The proposed anaerobic digestion plant would comprise of 4no. Digester tanks, 2no. Post Digester tanks with a grouping of buildings housing pump and associated mechanical plant required by the operation as well as an electrical sub-station.

2.3 The proposals would utilise the existing access into the site via a slip road off the A10. An internal access road is proposed around the perimeter of the tanks that would connect up to an existing culvert crossing consented under planning reference 23/00427/FUM.

2.4 The proposals seek to extend current operations to increase the output of renewable energy. The proposed feedstock will be straw and rye which is grown specifically as animal feed or for use in AD Plants. After the feedstock is fed into the system and processed, this is refined into other usable product. Therefore, the proposed AD Plant does not produce any waste product as part of the processes.

2.5 The proposals include carbon capture technology which prevents carbon escaping into the atmosphere whilst the feedstock from the plant produces the following:

- Biomethane Gas to be used by the Applicant and exported to the National Grid network.
- Gas compressed and dispensed to produce a biomethane fuel for the Applicant's vehicles.
- Gas upgrade system with carbon capture to cleanse the gas to a suitable standard for the food & beverage or horticultural industry.
- Heat generation is captured and used by the Applicant within their existing business, either as a heat source or electricity.

- 2.6 The application is supported by details relating to significant landscape planting within the site as well as biodiversity enhancements. Details relating to access enhancement measures within the site are also provided.
- 2.7 The application is supported by a flood risk assessment and sustainable drainage details setting out how surface water mitigation has been considered as part of the development.
- 2.8 The application has been referred to the planning committee as the proposal relates to an 'a proposal which involves anaerobic digestion to generate heat, electricity or a combination of the two.
- 2.9 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

23/00427/FUM

Erection of new agricultural store, silage clamp and attenuation pond together with associated works

Approved

1 September 2023

4.0 THE SITE AND ITS ENVIRONMENT

- 4.1 The application site is a square parcel of land located to the north of Padro House, Chittering. The application site is served by an existing access located in the south-western side of the wider site within the applicants control. The existing site was previously agricultural land although recently land to the west of the site has been prepared for works associated with planning application reference 23/00427/FUM and clearance works have been undertaken. The northern side of the site is densely screened with mature trees adjacent an existing ditch which runs alongside the site.
- 4.2 To the east of the site is Fenland Glasshouse Energy Centre that forms part of the wider eastern landscape view from travelling north along the A10. To the south of the site lies an anaerobic digester plant and farm operations, which are identified as being within the applicant's control.
- 4.3 The application site comprises an area of 2.96 hectares (7.314 acres) or 29,600 sq.m (319,042 sq ft).
- 4.4 The application site is located outside of a settlement envelope and is therefore designated countryside. The application site lies wholly within Flood Zone 3 (land considered to be at high probability of flooding). The site is not within any protected habitats, however is identified as being located within 5km of Wicken Fen Ramsar and Fenland SAC.

5.0 RESPONSES FROM CONSULTEES

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

Cambridgeshire Archaeology - 21 June 2024

no objections

County Highways Transport Team - 21 October 2024

The development is anticipated to generate minimal trips in the peak periods and is not expected to cause detriment to the operation of the local highway network. The Highway Authority therefore have no objections to the proposals.

Environment Agency - 4 December 2024

We have reviewed the documents as submitted and can confirm we have no objection to this proposal. We would however request that a planning condition is included if the application is approved.

Lead Local Flood Authority - 5 December 2024

Having reviewed the revised documentation we can confirm that the LLFA has no further comments beyond those set down in our response of the 9th July 2024. The addition of the bund will not influence flood risk negatively. Our position therefore remains supportive of the development.

Environmental Health - 21 October 2024

I have read the OMP and am happy with the contents. I no longer feel it necessary for an Odour Impact Assessment.

Parish - 5 July 2024

Members have concerns about the traffic increase in the village and the access from the A10 that this proposed development could create. This has a knock-on effect to the safety of residents and other road users, congestion issues and speeding.

Minerals And Waste Development Control Team - 5 July 2024

In this instance the MWPA considers that, although the extent of the resource within the site is unknown that complete prior extraction is, in this case, is unlikely to be feasible. Should the Planning Authority be of the view that there is an overriding need for the development, the MWPA will be content that Policy 5 has been addressed.

East Cambs Ecologist - 5 September 2024

With the information provided with the application currently I Support this application BNG will be achieved offsite within the LPA area.

Local Highways Authority - 9 January 2025

vehicle tracking provided (SK04 and SK05) is acceptable. I note these drawings include give way / centre line road markings which are not present at the two junctions. Such markings are beneficial as they encourage good lane discipline for turning vehicles thus minimising risk to acceptable levels. I would therefore

recommend that delivery of these road markings are conditioned as part of any permission so that they are delivered prior to commencement of use.

SK03 Sheet A and B have been provided in response to my comment regarding visibility splays of 4.5m x 215m. The developer has shown that these are achievable within the highway boundary, but I would also recommend a condition that the visibility splays shall be cleared of vegetation prior to commencement of use.

The Ely Group Of Internal Drainage Board - 22 October 2024

The Board has no objection in principle to the Dirty Water Drainage Plan and Strategy, as the dirty water will be retained on site.

Natural England - 3 July 2024

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

5.2 A site notice was displayed near the site on 27 June 2024 and a press advert was published in the Cambridge Evening News on 27 June 2024.

5.3 Neighbours – 67 neighbouring properties were notified and the responses received are summarised below. A full copy of the responses are available on the Council’s website.

- Impacts a right of access and right of way
- Impacts highway safety
- Impacts neighbouring amenity
- Impact of parking and turning
- Impacts foul water drainage
- Likely to create odour issues

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 4	Delivery of growth
GROWTH 5	Presumption in favour of sustainable development
EMP 2	Extensions to existing businesses in the countryside
ENV 1	Landscape and settlement character
ENV 2	Design
ENV 4	Energy efficiency and renewable energy in construction
ENV 7	Biodiversity and Geology
ENV 8	Flood Risk
ENV 9	Pollution
ENV 14	Sites of archaeological interest
COM 7	Transport Impact
COM 8	Parking Provision

6.2 Supplementary Planning Documents

Design Guide- Adopted March 2012

Flood and Water- Adopted November 2016

Contaminated Land; Guidance on submitted planning application on land that may be contaminated- Adopted May 2010

Developer Contributions and Planning Obligations-Adopted May 2013

Natural Environment SPD- Adopted September 2020

Climate Change- Adopted February 2021

6.3 National Planning Policy Framework (December 2024)

Section 2 Achieving sustainable development

Section 4 Decision-making

Section 6 Building a strong competitive economy

Section 9 Promoting sustainable transport

Section 11 Making effective use of land

Section 12 Achieving well designed places

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

Section 15 Conserving and enhancing the natural environment

6.4 Planning Practice Guidance

7.0 PLANNING MATERIAL CONSIDERATIONS AND COMMENTS

7.1 Principle of Development

7.2 Policy GROWTH 2 of the Local Plan (2015) sets out the overall strategy for the distribution of growth across the district. GROWTH 2 of the Local Plan generally restricts development, subject to exceptions detailed within that policy and others within the Local Plan. Outside defined development envelopes, such as the application site, agricultural development may be permitted as an exception provided it can be demonstrated that there is no significant adverse impact on the character of the countryside and that other policies within the development plan are satisfied.

7.3 The application proposal seeks the erection of a new Anaerobic digestion plant (ADP) to support and enhance their current operations to the south of the site. The information submitted in support of the application identifies that the applicants current enterprise incorporates the cultivation and management of crops and AD energy plants with the energy produced within the plants being used by the applicant or exported to the national grid.

7.4 In light of the likely generation of energy from the ADP, it is also relevant to consider the context of Policy ENV6 relating to renewable energy development. Proposal ENV 6 states that proposals for renewable energy and associated infrastructure will be supported, unless their wider environmental, social and economic benefits would be outweighed by significant adverse effects that cannot be remediated and made acceptable in relation to:

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

7.5 The proposal would involve anaerobic digestion which would generate biomethane gas which is culminated from the crop growth and cultivation. Policy ENV6 supports associated infrastructure for green energy, subject to consideration with other sub-text within the policy which is to be further assessed within this report. In addition, GROWTH 2 supports development for the purpose of agriculture providing there are no significant adverse impact on the character of the countryside and that other Local Plan policies are satisfied. In light of the information submitted by the applicant demonstrating the growth of the current agricultural and AD enterprise to the south resulting in the submission of this application, it is considered that the proposal complies with policy GROWTH 2 and the principle of development is therefore acceptable.

7.6 In 2023, planning permission was granted immediately adjacent the application site for the erection of a new agricultural store, silage clamp and attenuation pond together with associated works under application reference 23/00427/FUM. The proposal identified the use of the site as an expansion to the agricultural enterprise to the south and wider setting of the area and concluded no conflict with Policy GROWTH 2; in light of the current proposal supporting the growth of the same enterprise and ownership it would be unreasonable of officers to not reach the same conclusion.

7.7 Residential Amenity

7.8 Policy ENV2 of the Local Plan requires proposals to ensure that there are no significantly detrimental effects on the residential amenity of nearby occupiers. This policy is consistent with the context of Chapter 12 of the recently revised NPPF (2024) which aims to achieve high standards of amenity.

7.9 Policy ENV9 states that proposals will be refused where, individually or cumulatively, there are unacceptable impacts arising from the development on general amenity and the tranquillity of the wider rural area, including noise and light pollution and air quality.

7.10 Neighbour representations were received raising concerns as to the impact of the proposal resulting from noise and odour. The nearest habitable receptors within Lazy Otter Meadows would be approx. 400m from the proposal application site.

7.11 As part of the assessment of the application, Environmental Health were consulted on the proposal and initially raised concerns over the absence of an Odour Impact Assessment. Subsequently, an Odour Management Plan (OMP) was submitted to the LPA. The OMP addressed matters relating to the source of the odour and sets out procedures within the site to prevent and minimise odour emissions. In light of

the Odour Management Plan being in accordance with the Environmental Agency guidance (H4: Odour Management), Environmental Health were satisfied with the context of the report. In the event members are minded to grant planning permission, compliance with the OMP will form part of the conditions.

- 7.12 With respect to noise generated from traffic and the potential intensification of use of the land, it is accepted that there would be a natural increase in vehicular movement to and from the site given the scale of the enterprise coupled with the connection between the site to the south and the extant planning permission granted under application reference 23/00427/FUM. The vehicular access serving the application site utilises an established access which would also serve the proposed development to the east (ref 23:00427/FUM). Having regard for the nature of the operation, which relies on crop produced and held within silos to the south/east of the site, any trip generation would be over a relatively short distance requiring travel from the plant/agricultural buildings to the site. Therefore, any increase in traffic or vehicular movement between the sites would be modest and not considered to be detrimental to the amenities of the dwellings to the north which are located a substantial distance from the site.
- 7.13 The application is supported by a Construction Environmental Management Plan (CEMP). The CEMP sets out matters relating to construction hours, site safety and control of emitters such as noise and dust resulting from construction activity. The CEMP identifies actions and measures to be undertaken to control noise and dust relating from the construction phase. Environmental Health have reviewed the context of the report and raised no concerns, subject to a planning condition ensuring the CEMP is adhered to during the construction phase.
- 7.14 To ensure that there is no adverse impact on the amenities of these properties through associated paraphernalia within the site or during the phase of construction, a condition which restricts external plant and lighting within the site other than any shown on the submitted plans would require prior approval from the LPA. Furthermore, construction times will be controlled to minimise noisy activities during this period of installation.
- 7.15 In light of the information provided by the applicant relating to CEMP and Odour control, it is considered that the proposal would be unlikely to impact adversely on the amenities of the nearest dwellings. On this basis it is considered that neighbouring amenities can be protected by way of planning conditions and as such the proposal complies with ENV2 of the East Cambridgeshire District Local Plan (2015).
- 7.16 Visual Amenity**
- 7.17 Policy ENV2 of the Local Plan 2015 requires proposals to ensure that location, layout, scale, form, massing, materials and colour relate sympathetically to the surrounding area and each other. Policy ENV 1 of the Local Plan 2015 seeks to ensure that proposals provide a complimentary relationship with existing development, and conserve, preserve and where possible enhance the distinctive and traditional landscapes, and key views in and out of settlements. Further to this, Policy ENV 1 also requires proposals to protect, conserve and enhance traditional landscape features and the unspoilt nature and tranquillity of the area. Para 135 of

the NPPF (2024) seeks to secure visually attractive development which improves the overall quality of an area and is sympathetic to local character and history.

7.18 The proposed structures are of a notable vertical emphasis when considered against the backdrop of other buildings to the south within the existing AD as well as the structures approved under application reference 23/00427/FUM to the west. Their proposed finishing in a green sheet metal cladding only serves to create a more industrial feel to the buildings and their immediate setting.

7.19 As previously identified within this report, the buildings owing to their intimate and parasitic relationship to the existing AD and business enterprise to the south would be viewed within a closer grouping of development than open land that exists around it. The design of the buildings is led not only by the function and needs of the operation but in doing so has a degree of synergy and harmony with the site to the south within which it is viewed against.

7.20 The application site is bound by mature trees and views into the site from Cambridge Road are limited owing to this coverage and the natural gradient in land. Within the assessment of 23/00427/FUM relating to land immediately to the west of the application site, officers were of the opinion that the site was largely obscured due to the access forming a loop off the A10 together with existing buildings within the AD plant from the south offering a degree of visual screening. Further to this, the existing Fenland Glasshouses have resulted in a natural change in the perception of the land with built form replacing previously open agricultural land.

7.21 Having regard for previous permissions granted and the established pattern of development to the south, the proposals are consistent in scale and form when having regard for the immediate pattern of development within the setting. The grouping of built form would not result in the eroding or spread of built form into land to the north or west which carries more intrinsic countryside characteristics. The proposal is therefore considered to comply with Policies ENV1 and ENV2 in this regard.

7.22 Highways

7.23 Policy COM7 of the Local Plan requires proposals to provide safe and convenient access to the highway network. The application site benefits from an existing access to the south-western corner of the site. This access currently serves the AD plant and associated enterprise to the south and is proposed to serve both the application site and the development approved under 23/00427/FUM to the west.

7.24 The Highways authority were consulted on the application and initially raised concerns over the absence of appropriate highway information to assess any potential harm to the highway network. Subsequently, the applicant submitted a transport assessment which forecasted between 8-10 additional HGVs to serve the operation of the site, per day. Having regard for the likely directional movement of traffic to and from the site, highway officers requested further tracking of the HGVs from the northern and southern junction.

- 7.25 Supplementary information was provided which incorporated road markings within the site notably give way and centre line road markings which are currently not present. The additional plans also demonstrated that visibility splays of 4.5m x 215m could be achieved subject to no incursion of vegetation into the site line. In light of this, highways officers withdrew earlier objections subject to the use of appropriate conditions securing the appropriate visibility splays.
- 7.26 With regard to parking provision within the site, it is not set out whether parking would be required in association with employment or the movement of staff between the sites and land within the applicants ownership. Notwithstanding this, there would be sufficient space within the site for parking and the manoeuvring of vehicles including HGVs.
- 7.27 The proposal is therefore unlikely to result in significant changes to the existing vehicular arrangement and movements to and from the site which complies with Policies COM7 and COM8 of the ECDC Local Plan.
- 7.28 Ecology**
- 7.29 Policy ENV1 of the Local Plan 2015 requires proposals to protect, conserve and enhance traditional landscape features and the unspoilt nature and tranquillity of the area. Further, Policy ENV 7 of the East Cambs District Council Local Plan 2015 seeks to protect the biodiversity and geological value of land and buildings and minimise harm to or loss of environmental features such as trees, hedgerows, woodland, wetland and ponds.
- 7.30 The Natural Environment SPD Policy SPD NE6 seeks to ensure that all new development proposals contribute to and enhance the natural and local environment by minimising impacts on and providing net gains for biodiversity.
- 7.31 The application is supported by an Ecological Impact Assessment. The report sets out that the existing vegetation on site has the capacity to support nesting birds on site with a remnant bird nest noted during the ecologists walk over survey. Several species of bird were recorded during the survey demonstrating ecological potential within the site arising from trees and hedgerows. Furthermore, the site was identified as having potential for foraging and commuting bats owing to the tree and hedgerow lines to the northern and western boundaries. Evidence of other species and droppings were recorded, which is identified within the report.
- 7.32 The report concludes that any works relating to vegetation clearance be avoided during bird breeding season to avoid damage to nesting species. If this cannot be achieved then the works are undertaken under the supervision of an ecologist. In addition, to safeguard the existing habitats it is proposed that hedgerows and trees be retained within the site.
- 7.33 The Council's ecologist was consulted on the scheme and raised no objection to the findings of the EIA subject to the retention of trees and precautionary measures being adhered to. As such, a condition relating to the works being carried out in accordance with the findings of the EIA would form part of the recommendation.

7.34 In considering the context of the Natural Environment SPD Policy SPD NE6 it is recommended that a LEMP is submitted for the consideration of the LPA which creates a management plan for the site and habitats within it. The site in its current form is identified as having low BNG value having previously been agricultural land; this represents an opportunity to enhance the BNG opportunity within the site as well as enhancement measures which will be secured via a planning condition.

7.35 Flood Risk and Drainage

7.36 The application site is located within flood zone 3 as identified within the Environment Agency flood maps for planning. The context of Chapter 14 of the NPPF, the Local Planning Authority must apply the sequential and exception test when a proposal is identified as being within flood risk zones. Having regard for applying the sequential test, this seeks to steer development to areas with lower flood risk. The principle of the sequential test is to compare the application site with other available sites to ascertain which has the lowest flood risk.

7.37 The supporting information submitted with the application sets out that the proposal is sought to expand the current business operations located to the south of the site, by increasing the output of renewable energy provided by the feedstock. The proposal, in principle, would allow the applicant to provide their own biofuel to support their business and also export any excess provision back to the National Grid Network. In applying the sequential test, it would not be possible or reasonable to expect the development to be relocated from its current location given it would be intertwined with the existing enterprise to the south of the site. As the proposal has been identified as an enhancement to the existing operation of the AD plant and business enterprise, the proposal would meet the sequential test. In considering the application of the sequential test, officers have had consideration for the assessment of application 23/00427/FUM which is referenced within this report.

7.38 The application was supported by a Flood Risk Assessment and Surface Water Drainage Strategy. The documents were considered by the LLFA who raised no objection to the proposal subject to the use of conditions. The LLFA were of the opinion that the surface water discharge of the site could be appropriately managed through varying measures into the attenuation basin, proposed to the west of the site. The basin has measures embedded within it to flow control of water at a rate of 2.04l/s into the existing ditch to the south of the site, which would control the increased pressure of flooding. This demonstrates that the proposal can drain and treat surface water from the site prior to outfall into the existing ditch.

7.39 The Environment Agency were consulted upon the application and raised comments relating to groundwater protection measures. The applicant subsequently undertook and prepared additional information relating to groundwater protection measures in the form of water and pollution prevention strategy and a containment bund with schematic layouts. Upon review of the application the EA removed their holding objection subject to the use of planning conditions relating to contamination being reported, if identified within the site.

7.40 Having regard for the information submitted in support of the application, it is considered that the proposed development would be acceptable in terms of impact

on flood risk and the drainage measures proposed in accordance with policy ENV8 of the East Cambridgeshire Local Plan (2015) and the Flood and Water SPD.

7.41 Archaeology

7.42 The application site lies within an area of archaeological potential which was identified within the assessment of the extant application (23/00427/FUM). Cambridge CC Historic Environment were consulted on the application and commented that an Archaeological investigation was undertaken on the neighbouring site, which only found evidence of post medieval quarrying which resulted in low archaeological significant being associated with the immediate area. In light of this no objections or recommendations were made and no policy-based concerns are raised with relation to policy ENV14 of the East Cambridgeshire District Local Plan (2015).

7.43 Other Material Matters

Minerals and Waste

7.44 The application site lies partly within a Sand and Gravel Mineral Safeguarding Area which is safeguarded under Policy 5 of the Cambridgeshire and Peterborough Minerals and Waste Local Plan (2021). The policy seeks to prevent mineral resources of local and/or national importance being needlessly sterilised. The MWPA identify that the proposal does not apply to the list of exemptions within the policy. Whilst the application is not supported by any measures relating to mineral safeguarding, the mineral and waste planning team considered that complete prior extraction is unlikely to be feasible. As such, no further works or information is required, nor an objection raised.

Human Rights Act

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.

Equalities and Diversities

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.

7.45 Planning Balance

7.46 The proposal involves the construction of an anaerobic digestion plant with associated machinery and plant. The facilities the application would provide in relation to the existing AD enterprise and associated facilities to the south of the site weighs in favour of the scheme. The site is bound by mature screening and viewed within close proximity to the existing AD plant to the south, which coupled with the extant permission at the neighbouring site would not detract from the setting of the landscape or pattern of development within this area. Although through the development, the use of the land would change, the principle of this has already been agreed under 23/00427/FUM and there remains sufficient distances and mitigation measures secured by way of condition to ensure no adverse impact to neighbouring occupiers.

7.47 On balance, it is considered that there are no significant adverse effects that would outweigh the benefits of the proposal and the application is therefore recommended for approval.

8.0 APPENDICES

8.1 Appendix 1- Proposed Conditions

PLANS

D2639-ACS-XX-XX-DR-A-0004 PO4 – Site Location Plan

D2639-ACS-XX-XX-DR-A-0003 REV P04 – Proposed Site Plan

D2639-ACS-XX-XX-DR-A-0011 REV P02 – Proposed Site Elevations

APPENDIX 1 - 24/00373/FUM Conditions

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

Plan Reference	Version No	Date Received
MAN.791.003.EC.R.001		14th June 2024
D2639-ACS-XX-XX-RP-A-0003	P01	10th June 2024
BNG Metric		14th June 2024
D2639-ACS-XX-XX-DR-C-0017	P01	25th September 2024
D2639-ACS-XX-XX-DR-C-0016	P01	25th September 2024
Odour Management Plan	P01	25th September 2024
Dirty Water and Pollution	P01	25th September 2024
D2639-ACS-XX-XX-DR-C-0016	P02	11th November 2024
D2639-ACS-XX-XX-DR-C-0018	P01	11th November 2024
D2639-ACS-ZZ-ZZ-RP-C-0005	P02	11th November 2024
29563/805	A	11th November 2024
D2639-ACS-XX-XX-DR-A-0003	P04	5th April 2024
D2639-ACS-XX-XX-DR-A-0004	P04	3rd July 2024
29563/807	REV A	31st July 2024
Transport Statement	C	4th October 2024
SK05	A	5th November 2024
SK03	A -Sheet B	5th November 2024
SK04	A	5th November 2024
SK03	A -Sheet A	5th November 2024
D2639-ACS-XX-XX-DR-A-0002	P02	5th April 2024
D2639-ACS-XX-XX-DR-A-0004	P03	10th May 2024
D2639-ACS-XX-XX-DR-A-0005	P01	5th April 2024
D2639-ACS-XX-XX-DR-A-0006	P02	10th May 2024
D2639-ACS-XX-XX-DR-A-0007	P01	5th April 2024
D2639-ACS-XX-XX-DR-A-0008	P01	5th April 2024
D2639-ACS-XX-XX-DR-A-0009	P02	10th May 2024
D2639-ACS-XX-XX-DR-A-0010	P01	5th April 2024
D2639-ACS-XX-XX-DR-A-0011	P02	10th May 2024
Biodiversity Improvement Scheme		5th April 2024
Design & Access Statement	P01	5th April 2024
Ecological Impact Assessment	002	5th April 2024
Construction Environmental	P01	5th April 2024
D2639-ACS-XX-XX-DR-A-0014	P01	5th April 2024
Flood Risk Assessment Part 1		5th April 2024
Flood Risk Assessment Part 2		5th April 2024

- 1 Reason: To define the scope and extent of this permission.
- 2 The development hereby permitted shall be commenced within 3 years of the date of this permission.

- 2 Reason: To comply with Section 91 of the Town and Country Planning Act 1990, as amended.
- 3 No above ground construction shall take place on site until details of the external materials to be used on the development have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
- 3 Reason: To safeguard the character and appearance of the area, in accordance with Policy ENV2 of the East Cambridgeshire Local Plan 2015.
- 4 If, during development, 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) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to, and approved in writing by, the Local Planning Authority. The remediation strategy should be implemented as approved.
- 4 Reason: To ensure that the development does not contribute to and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution from previously unidentified contamination sources at the development site in accordance with Para 180 of the NPPF (2024).
- 5 In the event of the foundations from the proposed development requiring piling, prior to the commencement of development the applicant shall submit a report/method statement to the Local Planning Authority, for approval in writing, detailing the type of piling and mitigation measures to be taken to protect local residents from noise and/or vibration. Noise and vibration control on the development shall be carried out in accordance with the approved details.
- 5 Reason: In the interests of residential amenity in accordance with Policies ENV2 and ENV 9 of the East Cambridgeshire Local Plan 2015.
- 6 Construction times and deliveries, with the exception of fit-out, shall be limited to the following hours: 0730 to 1800 each day Monday - Friday, 0730 to 1300 Saturdays and none on Sundays, Bank Holidays and Public Holidays.
- 6 Reason: In the interests of residential amenity in accordance with Policies ENV2 and ENV 9 of the East Cambridgeshire Local Plan 2015.
- 7 The development, hereby approved, shall be undertaken in strict accordance with the Construction Environmental Management Plan (Ref D2639-ACS-ZZ-ZZ-RP-A-0002-REV P01) submitted to the Local Planning Authority unless otherwise agreed in writing by the Local Planning Authority.
- 7 Reason: In the interests of environmental and residential amenity in accordance with Policies ENV2 and ENV 9 of the East Cambridgeshire Local Plan 2015.
- 8 No external lights shall be erected within the site (either freestanding or building mounted) other than those indicated on the approved drawings, without the prior written agreement of the Local Planning Authority.

- 8 Reason: In the interests of visual and residential amenity in accordance with policies ENV 2 and ENV 9 of the East Cambridgeshire Local Plan 2015.
- 9 No external lighting shall be installed on site unless and until a sensitive lighting strategy for bats is submitted to and approved in writing by the Local Planning Authority. The strategy shall:
- 1) identify those areas/features on site that are likely to be both particularly sensitive for bats and vulnerable to disturbance from artificial lighting, including: known or potential breeding sites, resting places, foraging areas or important routes used to access key areas of their territory.
 - 2) show how and where external lighting will be installed (through provision of appropriate lighting plans, isolux contour maps and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory or having access to their breeding sites or resting places.
- 9 Reason: To protect and enhance species in accordance with policies ENV1, ENV2 and ENV7 of the East Cambridgeshire Local Plan 2015 (as amended 2023) and the Natural Environment SPD, 2020.
- 10 Prior to the first use of the development, a detailed scheme for biodiversity enhancement measures based on the recommendations of the approved Ecological Impact Assessment and including a timescale for implementation and a Landscape and Ecological Management Plan covering a minimum of 30 years from the implementation of the measures, shall be submitted to and approved in writing by the Local Planning Authority. The LEMP should have regard for (i) all trees and hedgerow to be retained, and methods of their protection during construction. Thereafter the approved scheme shall be implemented in accordance with the approved timescale and managed in accordance with the approved LEMP.
- 10 Reason: To protect and enhance species in accordance with policies ENV1, ENV2 and ENV7 of the East Cambridgeshire Local Plan 2015 (as amended 2023) and the Natural Environment SPD, 2020.
- 11 The development, hereby permitted, shall be carried out in the strictest accordance with the precautionary working measures and pre-commencement surveys detailed within the Ecological Impact Assessment (May 2024) by a suitable qualified ecologist. If protected species are later found on site, works will cease and not proceed further until suitable mitigation and licenses are obtained and subsequently submitted to and agreed in writing by the Local Planning Authority.
- 11 Reason: To protect and enhance species in accordance with policies ENV1, ENV2 and ENV7 of the East Cambridgeshire Local Plan 2015 (as amended 2023) and the Natural Environment SPD, 2020.
- 12 No development shall commence until the access and visibility splays, shown on approved drawing SK03 (Sheet A and B), have been implemented. Thereafter the splays shall be thereafter maintained free from obstruction over 0.6m above the level of the adjacent highway carriageway.

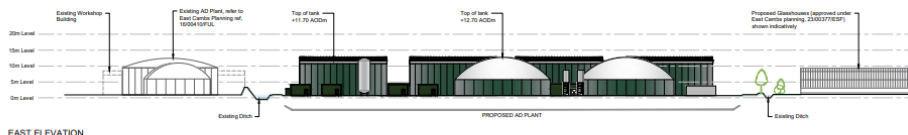
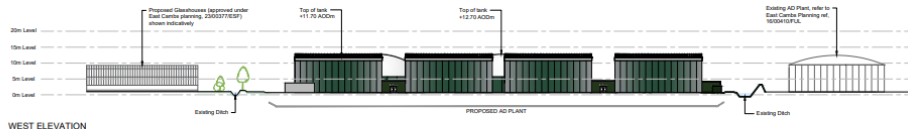
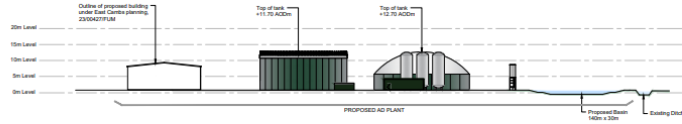
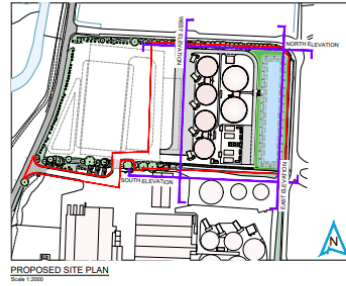
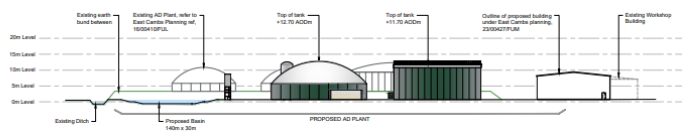
- 12 Reason: In the interests of highway safety, in accordance with Policies COM7 and COM8 of the East Cambridgeshire Local Plan 2015.
- 13 Prior to the first use of the development, the highway alterations and vehicle tracking shown within the approved plans shall be marked and laid out on site. Thereafter, the development shall be maintained in accordance with these details.
- 13 Reason: In the interests of highway safety, in accordance with Policies COM7 and COM8 of the East Cambridgeshire Local Plan 2015.
- 14 Prior to the first use of the development, details of any new boundary treatments to be erected on site shall be submitted to and approved in writing by the Local Planning Authority. The boundary treatments shall be in situ in accordance with the approved details prior to the first use of the development.
- 14 Reason: To safeguard the character and appearance of the area, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015.
- 15 Except as detailed on the approved plans, no trees shall be pruned or removed/felled and no hedges shall be removed without the prior written approval of the Local Planning Authority
- 15 Reason: To safeguard the character, appearance and biodiversity of the area, in accordance with policy ENV1, ENV2 and ENV 7 of the East Cambridgeshire Local Plan 2015.
- 16 No laying of services, creation of hard surfaces or erection of a building shall commence until a detailed design of the surface water drainage of the site has been submitted to and approved in writing by the Local Planning Authority. Those elements of the surface water drainage system not adopted by a statutory undertaker shall thereafter be maintained and managed in accordance with the approved management and maintenance plan.

The scheme shall be based upon the principles within the agreed Flood Risk Assessment & Surface Water Drainage Strategy, PDC, Ref: 29563, Rev: 0, Dated: March 2024 and shall also include:

- a) Full calculations detailing the existing surface water runoff rates for the QBAR, 3.3% Annual Exceedance Probability (AEP) (1 in 30) and 1% AEP (1 in 100) storm events;
- b) Full results of the proposed drainage system modelling in the above-referenced storm events (as well as 1% AEP plus climate change), inclusive of all collection, conveyance, storage, flow control and disposal elements and including an allowance for urban creep, together with an assessment of system performance;
- c) Detailed drawings of the entire proposed surface water drainage system, attenuation and flow control measures, including levels, gradients, dimensions and pipe reference numbers, designed to accord with the CIRIA C753 SuDS Manual (or any equivalent guidance that may supersede or replace it);
- d) Full detail on SuDS proposals (including location, type, size, depths, side slopes and cross sections);
- e) Site Investigation and test results to confirm infiltration rates;

- f) Details of overland flood flow routes in the event of system exceedance, with demonstration that such flows can be appropriately managed on site without increasing flood risk to occupants;
- g) Demonstration that the surface water drainage of the site is in accordance with DEFRA non-statutory technical standards for sustainable drainage systems;
- h) Full details of the maintenance/adoption of the surface water drainage system;
- i) Permissions to connect to a receiving watercourse or sewer;
- j) Measures taken to prevent pollution of the receiving groundwater and/or surface water

- 16 Reason: To ensure that the propose development can be adequately drained and to ensure that there is no increased flood risk on or off site resulting from the proposed development and to ensure that the principles of sustainable drainage can be incorporated into the development in accordance with Policies ENV2 and ENV8 of the East Cambridgeshire Local Plan 2015.
- 17 No development, including preparatory works, shall commence until details of measures indicating how additional surface water run-off from the site will be avoided during the construction works have been submitted to and approved in writing by the Local Planning Authority. The applicant may be required to provide collection, balancing and/or settlement systems for these flows. The approved measures and systems shall be brought into operation before any works to create buildings or hard surfaces commence.
- 17 Reason: To prevent the increased risk of flooding and to improve and protect water quality, in accordance with Policies ENV2 and ENV8 of the East Cambridgeshire Local Plan 2015.



ARTHUR
QUALITY DOCUMENT CD-001
REVISED: 01/2018

GENERAL NOTES

- This drawing is to be read in conjunction with all other relevant documents relating to the project.
- All dimensions indicated are in millimetres unless stated otherwise.
- All levels to be above Ordnance Survey unless defined to the contrary.
- AC-Driv unless stated otherwise.
- All levels from the changing level. The scale bar provided as a check of consistency for the user.
- Arthur Consultancy Services Ltd to be immediately notified of any unexpected conditions or discrepancies.
- To be read in conjunction with Drawing No. D2639-ACS-XX-XX-DR-A-0011 Proposed Site Layout.
- To be read in conjunction of all other relevant planning application documents.

NO.	DATE	BY	DESCRIPTION
001	16/01/2018	AR	Issue for Circulation
002	16/01/2018	AR	Final Issue - Planning Submission
003	16/01/2018	AR	Final Issue - Circulation

PLANNING PERMISSION

ARTHUR

Project
**Proposed AD Plant
Padro House, Chittering**

Title
Proposed Site Elevations

Client
Pretoria Energy Company

Drawn By: []
Checked By: []
Scale: 1:500
Printed On: []

D2639-ACS-XX-XX-DR-A-0011 REV P02 – Proposed Site Elevations