

TITLE: 21/00396/FUM

Committee: Planning Committee

Date:

Author: Interim Team Leader

Report No: Z163

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Site Address: Willow Farm Pymoor Common Pymoor Ely Cambridgeshire CB6 2WA

Proposal: Redevelopment of Corkers Crisp/Taylor Farms complex

Applicant: Corkers Crisp Ltd

Parish: Little Downham

Ward: Downham

Ward Councillor/s: Anna Bailey

Date Received: 20 September 2021

Expiry Date: 20 December 2021

1.0 RECOMMENDATION

1.1 Members are recommended to APPROVE the application subject to the conditions set out in Appendix 1

1.2 The application is being presented to Planning Committee in accordance with the Council's Constitution as it comprises a full application for major employment use (major is defined as where the floor space created is 1,000 square metres or more).

2.0 SUMMARY OF APPLICATION

2.1 The application seeks the redevelopment of the Corkers Crisp/Taylor's Farm complex following a fire in 2020.

2.2 The replacement development would be to maintain the use as a crisp factory but with an improved layout. An office building would be situated at the front of the site and would be a key focal point near the parking area.

2.3 The proposal will also include the erection of industrial buildings. One connected to the only remaining building that survived the fire of 2020 and a new production building to the southeast of these.

2.4 The full planning application, plans and documents submitted by the Applicant can be viewed online via East Cambridgeshire District Council's Public Access online service, via the following link [Simple Search](#).

3.0 PLANNING HISTORY

3.1 There are numerous planning applications relating to the site from 1987. The most recent is listed below:

12/00759/FUL - (Retrospective) Change of use from an agricultural storage use to a B2 (general industrial) use. Application withdrawn 16/10/12

12/00957/FUL - Change of use of agricultural building for diversification into crisp manufacturing. Permission granted 30/01/13

14/00785/AGN – Portal Frame General Purpose Barn. Refused 04/08/14

14/00911/AGN - Portal Frame General Purpose Barn. Not required 02/09/14

15/00132/FUL – To erect agricultural general purpose store connecting to existing and previously approved 14/00911/AGN building in production. Permission granted 02/06/15

16/00259/FUL – Agricultural lean-to extensions to building approved 15/00132/FUL. Permission granted 12/05/16

18/00625/FUL - Lean to loading facility attached to existing agricultural building - for agricultural use. (Retrospective). Permission granted 04/07/18

THE SITE AND ITS ENVIRONMENT

4.1 The site is approximately 4.2ha/10.3acres. The site is located outside of the defined development envelope for Little Downham and Pymoor.

4.2 The site is within flat open countryside and situated within Flood Zone 3.

4.3 The existing factory bar one building was destroyed in a fire in 2020. The remaining building is a large green metal clad industrial type building and is situated approximately central in the site.

4.4 A two-storey dwelling is situated to the side of the site and is within the ownership of the applicants.

4.5 The site is bounded by agricultural land to the north-west, north-east and south-east, and by Westmoor Common Road to the south-west. The site is situated in fenland in an area dominated by intensive arable agriculture.

4.0 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 Fire And Rescue Service - 3 November 2021

With regard to the above application, should the Planning Authority be minded to grant approval, the Fire Authority would ask that adequate provision be made for fire hydrants, which may be by way of Section 106 agreement or a planning condition.

Environmental Health – 10 October 2024

Thank you for reconsulting us on the above application with regard to: Noise Impact Assessment

I have read the revised NIA (last amended on the 1st July 2024) which does consider the new items of plant proposed adjacent to the Frozen Storage Area. These new items of plant do not change the findings or recommendations contained in the previous NIA so my comments made on the 29th October 2021 remain unchanged.

Design Out Crime Officers - 20 March 2024

Thank you for the opportunity to comment on the amendments to this planning application, having viewed the documents, I have the following comments.

Point 3, the positioning of the CCTV appears to be acceptable, I note there is a camera covering the cycle storage as requested.

Point 4. Bike store. This design appears to be acceptable; please could you clarify how this will be accessed, this should be on an access control system (fob or keypad) for staff use only or as a minimum fitted with a solid secure padlock.

Point 5. Site plan and entrance, the redesigned formal layout of the staff/visitor car park, appears to be acceptable, covered by CCTV and well lit.

I am supportive of this application.

Parish - 17 May 2024

Support

Environment Agency - 12 July 2024

We have no further comments related to this additional information. Recommends a condition for foul and surface water and for the development to be in accordance with the mitigation in the flood risk assessment.

Lead Local Flood Authority – 18 March 2025

No objections. Requests a condition for detailed design of the surface water drainage and measures for surface water run off.

The Ely Group of Internal Drainage Board – 3 February 2025

The proposed discharge, although attenuated, remains as being 191/s for the 1 in 100yr event + 40% climate change. This is below the existing brown field discharge rate, and therefore although greater than the IDB greenfield rate of 1.1.1/s/ha should be able to be accommodated by the IDB system as a result.

Cambs Wildlife Trust - 11 August 2022

I am not sure if you are aware, but due to our limited commission with ECDC, we don't provide comments on every application, only those where there are significant potential ecological impacts or contentious views expressed about ecological impacts. This application is likely to have been one below the threshold for us to comment, unless there are specific reasons to do so, such as concerns that an ecological report submitted was not wholly accurate, or that no ecological report has been submitted where it may be justified. We won't therefore be providing a comment unless there is a specific reason or concern.

Natural England - 16 August 2024

NO OBJECTION

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

Local Highways Authority - 28 March 2024

The applicant has demonstrated on the drawings 22548-01-1 b and 22548-01-2 b that the full extent of the necessary inter-vehicular visibility splays are within the highway boundary, the application boundary, or adjacent land owned by the applicant (blue line). This is acceptable and together with changes to the HGV access shown on the drawing 200954/137 C resolves my outstanding comments. On this basis, I have no objection to the proposed development.

Recommend conditions with regards to on-site parking, loading and turning, visibility splays and adequate drainage measures for hardstanding.

Requires an informative for works in the public highway.

Royal Society for the Protection of Bird - 16 July 2024

The RSPB has no further comments to make regarding the above planning application. Requests conditions for construction to avoid the main swan wintering period and lighting to be in accordance with the Outdoor Lighting Assessment Report.

County Highways Transport Team - 19 March 2024

Given the proposals comprise the reconstruction of the existing use, will not result in an increase in staff, and will operate the same as that existing, trip generation for the site is not expected to change following the delivery of the proposals. Taking into consideration the existing staff shift patterns, it is anticipated that all staff-related development trips and staff changeover periods will fall outside of the network peak periods.

All HGVs will travel to/from the south along the B1411, to the A10 as existing. From here, vehicles are anticipated to split north and south along the A10.

Therefore, upon careful review of the additional information submitted, the application as submitted is not expected to have any significant impact to capacity on the surrounding highway network. Therefore, CCC Transport Assessment Team have no objections to the proposals.

East Cambs Ecologist – 4 October 2024

From the information provided the Senior Ecologist supports this application. The missing ditch will be provided by a covered SUDs which will be environmentally safer than the open ditch where chemicals were being discharged and meets pre-mandatory BNG rules as this is ecologically a better outcome.

Conditions recommended:

- Landscape Environmental Management Plan.
- CEMP including mitigation for the migratory swans.
- Sensitive lighting in line with ILP 2023 guidance.
- Biodiversity enhancement condition.

ECDC Trees Team - 1 October 2024

The submitted soft landscaping scheme (12162-FPCR-XX-XX-DR-L-0001 P02) is acceptable as it utilizes a good mix of native and ornamental species of trees, shrubs and hedging plants suitably located according to their characteristics to enable their long-term retention and aid the integration of the site into the surrounding landscape. All that is required to make it suitable for conditioning is a specification for the methodology of planting

It would also be expected for a site of this size that a maintenance scheme for the soft landscaping would be provided but this could be provided via the following condition if required.

Wetlands Wildlife Trust – 3rd May 2024

Looking at the plans for lightning the corkers compound I don't see any adverse effects on the Ouse washes SPA features through the measures you have adopted.

Minerals And Waste Development Control Team -

No Comments Received

Ward Councillors -

No Comments Received

CCC Growth & Development -

No Comments Received

Team Manager Health In All Policies (Public Health) -

No Comments Received

Public Health England -

No Comments Received

Enforcement Section -

No Comments Received

Waste Strategy (ECDC) -

No Comments Received

- 5.2 A site notice was displayed near the site on 14 October 2021 and a press advert was published in the Cambridge Evening News on 30 September 2021.
- 5.3 No neighbours were notified but responses were received from 18 properties and are summarised below. A full copy of the responses are available on the Council's website.

Neutral

- New Corkers factory is great news.
- Would like to propose a 20mph through Little Downham.
- Speed lights would be a benefit also.

Support

- Look forward to the building of a new factory with state of the art equipment.
- Local economy will thrive, less traffic, more fuel economy, close at hand market for farmers.
- The factory will bring more local jobs to both Pymoor and Little Downham
- Carbon footprint for making the crisps will be quite low as the potatoes are locally grown.
- My home is 400ft from the factory and never had a problem with the noise, traffic or smell.

Object

- Concerns regarding emissions both due to the smell and their potential impact on air quality.
- Concern over the number of lorry movements.
- Impact on the landscape quality and views over the flat fenland.
- Gradual fading cladding is not believed to work in this location as the building is so large and out of context.
- Unlikely the cycle parking will be used given the lack of cycle facilities.
- Does not appear to be any facilities for electric vehicles.
- The application is for a much larger building than the one that existed before, plus 92 additional car parking spaces, implies that a much bigger operation is intended on this site than the crisp manufacture that took place before. This will mean even higher levels of large vehicles through Little Downham with significant impact on noise, vibration, air quality, walking and cycling.
- Light pollution.
- Factory of this size is not appropriate.
- Affect on the Conservation Area.
- Impact on the character of the area.
- Drainage issues.
- Pollution.
- Loss of privacy.
- Biodiversity, most notably swans and geese/SSSI Ouse Washes.
- Fire Hazard.
- Hours of opening.
- Concerns about existing unlawful use at the site.
- Concern over the frozen storage area.
- Concerns with the details provided in the Transport Statement.

- Contrary to policy.
- Impact on residential amenity.
- Flood Risk.
- Highway Safety.

6.0 THE PLANNING POLICY CONTEXT

6.1 East Cambridgeshire Local Plan 2015 (as amended 2023)

GROWTH 1: Levels of housing, employment and retail growth
 GROWTH 2: Locational strategy
 GROWTH 5: Presumption in favour of sustainable development
 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
 COM 7: Transport Impact
 COM 8: Parking Provision
 EMP1: Retention of existing employment sites and allocations
 EMP2: Extensions to existing businesses in the countryside

6.2 Supplementary Planning Documents

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

6.3 National Planning Policy Framework (December 2024)

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

6.4 Planning Practice Guidance

7.0 PLANNING MATERIAL CONSIDERATIONS AND COMMENTS

7.1 A full Environmental Impact Assessment Screening Opinion has been undertaken which concluded that an Environmental Statement is not required.

- 7.2 The main planning considerations relevant to the determination of this application relate to:
- Principle of development
 - Residential amenity
 - Design and Visual Amenity
 - Highways
 - Ecology
 - Flood Risk and Drainage
- 7.3 *Principle of Development*
- 7.4 Policy GROWTH2 of the Local Plan provides the locational strategy for the district and seeks for development to be concentrated within the defined settlement boundaries. Outside these areas and subject to other policies in the plan, development will be strictly controlled having regard to the need to protect the countryside and the setting of towns and villages. The proposal is located outside the defined development boundary. However, the policy allows for certain exceptions providing no adverse impacts occur to the character of the countryside and that other Local Plan policies are satisfied.
- 7.5 Employment is a priority for the District Council. Future economic growth in the district can only be successfully delivered if there is sufficient land in the right locations for these uses.
- 7.6 Existing employment sites play an important role in this process and retaining existing employment sites is key to underpinning future economic growth.
- 7.7 NPPF chapter 6 is building a strong, competitive economy. Paragraph 85 requires planning policies and decisions help create the conditions in which business can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity.
- 7.8 Policy EMP1 seeks to retain land or premises currently or last used for employment purposes.
- 7.9 The proposal is for the redevelopment of Corkers Crisp/Taylor Farms complex following a fire.
- 7.10 The fire, which happened in June 2020 completely damaged the buildings situated to the front of the site and devastated the business which employed 120 people (100 full time, 20 part time). The business uses traditional methods to hand cook its crisps, which have won multiple awards and is a very well-known brand. The family has run the Fenland business for over six generations. The facility also supported the farm which supplies the business with potato crops which are unique in the taste given to the crisp product. This is due to the black peaty soil, rich in nutrients giving the potato's a unique oaky taste and making the location essential for the business where growing, cooking and packaging all takes place on site.

- 7.11 All of the buildings on site except for one were destroyed or demolished following the fire. Planning consent was approved prior to the fire to extend the premises.
- 7.12 The redevelopment includes the erection of a new office block within the south west corner, a new vegetable storage to the north and a new production unit to the east.
- 7.13 The site will run as it did before the fire took place and shall be returned to use as crisp factory and distribution. The redevelopment of the site will alter the layout of the site to allow for more efficient operations and reduce the transport in and out of the site. By having two structured buildings this will allow for lower external activity during the day as there will be less transfer of products and goods between buildings.
- 7.14 The inclusion of the frozen storage area will prevent the need for product coming off the local fields, being washed and stored and then transported to a third-party cold store.
- 7.15 The existing buildings prior to the fire damage provided 7098sqm (76402ft²) including the existing unit that was not damaged by the fire. This was also subject to a planning consent (18/00625/FUL) which has since expired but allowed the expansion of the site to 8101sqm (87198ft²).
- 7.16 The proposed footprint, including the separate office will be 8799sqm (94712ft²) which includes the existing building on site. This is approximately an 8.6% increase.
- 7.17 Policy EMP2 of the local plan encourages business growth. The policy notes that in many cases this will involve the expansion or intensification within an existing site, rather than relocation and that many of these sites will be in the open countryside. The policy notes that wherever possible, the Council will aim to assist businesses in their proposals to extend on site providing the proposal is in sale with the location, particularly in relation to the amount and nature of the traffic generated.
- 7.18 It is noted that concerns have been raised from objectors regarding the amount of development. However, it is considered that an 8.6% increase of previously approved floor space would be acceptable and supported in principle by local plan policy EMP2 and the provisions of the NPPF.
- 7.19 The development will reinstate the 120 jobs lost by the fire. This is a significant economic benefit of the site.
- 7.20 The proposal to redevelop an existing employment site is considered to be acceptable in principle and would be in accordance with policies EMP1 and EMP2 of the local plan and the economic principles of the NPPF.
- 7.21 *Residential Amenity*
- 7.22 Policy ENV2 states that all new development proposals, including new buildings and structures and extensions and alterations to existing buildings and structures will be expected to ensure there is no significantly detrimental effect on the residential amenity of nearby occupiers.
- 7.23 Corkers Crisp, as per its previous operation, will be a 24 hour 7 days a week facility.

- 7.24 The application has been supported with a noise impact assessment. The assessment carried out assumes a worst-case scenario.
- 7.25 The report concludes that the area is mixed industrial/agricultural uses with relatively few (distant) residential units, more than 400m from the site. The only residential use within close proximity is Willow Farm itself and is in the ownership of the applicant. The existing background and residual levels are low and the receptor locations will receive sound level contributions from a wide range of sources at the receptor location, including the proposed installation when it recommences operation. Calculated levels of potential noise from the application site would indicate that the distant receptors will receive no significant perceptible sound.
- 7.26 The loudest proposed activities are deliveries, and the use of external operational plant, predictions indicate that these will not be audible except at night, where they will be clearly audible at Willow Farm, but likely inaudible at other receptors. Willow Farm will require a 3m acoustic barrier to ensure that incident vehicle movements are mitigated to an acceptable level.
- 7.27 The redevelopment of the site with updated modern buildings, revised production layouts, new plant and equipment, and local barriers, will further reduce potential impacts
- 7.28 Noise from the site will be audible outside in the garden areas for Willow Farm, probably as muffled thumps and occasional clangs, and dull hums in between road traffic events using the B1411. Some distant reversing beepers may be just noticeable. This would be consistent with pre-existing noise, and, in planning terms, the outcome is considered to be 'noticeable but not intrusive' overall for Willow Farm. All other locations are likely unlikely to perceive the activities on site, and the outcome is considered to be 'not noticeable' in planning terms.
- 7.29 No external forklift truck activity has been considered at night. If forklifts are in use after 23.00hrs there may be potential for these to be audible at Willow Farm but it is unlikely that their activities will impact other receptors. The likely outcome of use of forklifts is considered to be 'noticeable but not intrusive' overall for Willow Farm. All other locations are likely unlikely to perceive the activities on site, and the outcome is considered to be 'not noticeable' in planning terms.
- 7.30 Other mitigation for the site is as follows:
- The new buildings should be constructed to provide a minimum sound reduction (Rw) of 35 dB.
 - The access doors in the building should (as a minimum) be fitted with rapid closing vinyl shutters, closed at all times except to allow vehicle movements that provide a minimum sound reduction (RW) of 10dB. Ideally doors that are not used routinely should be more robust acoustic roller shutter doors with a minimum sound reduction (Rw) of 20dB.
- 7.31 In context the site should have a lower overall impact than the previous operations and has been positively demonstrated to meet all the relevant standards.

- 7.32 Environmental Health have been consulted on the application and recommend conditions for a specific rated noise level along with the mitigation contained within the Noise Impact Assessment. They also recommend restricting construction and delivery times during the construction and demolition phase and a condition relating to piling. These conditions are listed in appendix 1.
- 7.33 Environmental Health have suggested a condition for the hours of opening. However, the site is to be run 24/7. The previous permission 12/00957/FUL did not restrict the hours of use, and it would be unreasonable to do so within this application. The Noise Impact Assessment has confirmed that noise is to be mitigated and would not represent a detrimental impact on sensitive receptors subject to this mitigation.
- 7.34 The application has also been supported by an Odour Impact Assessment.
- 7.35 This concludes that the proposed development will have the same production capacity as the previous factory and include a dedicated odour abatement system. This will reduce its potential for odour emissions, and therefore the significance of the odour impact is assessed as negligible.
- 7.36 Based on this assessment, there will be no impact on residential amenity.
- 7.37 It should be noted that the ability of individuals to perceive odour, and their attitude to it, varies widely. Based on the assumptions used in the odour assessment, the odour likely to be perceived off the site falls below the criteria used in the guidance to establish the risk of nuisance, and the risk of an adverse odour impact is considered acceptably low. This does not mean that the odour would not be perceived off the site, but that it does not appear likely to be perceptible at levels which could constitute nuisance.
- 7.38 Environmental Health would like to see full details of the odour abatement system along with its maintenance prior to the first operation of the development. A condition will be added to this effect.
- 7.39 The Environmental Permitting Regime exists to streamline the legislative system for industrial and waste installations into a single permitting structure for those activities which have the potential to cause harm to human health or the environment.
- 7.40 The relevant Process Guidance Note for this proposed activity is 6/27 (05) - Guidance for Vegetable Matter Drying Processes. The Guidance Note advises -
“the Government considers (in accordance with the legislation) amounts to appropriate conditions for controlling air emissions for the generality of processes in this particular industry sector”
- 7.41 And that such a permit will be required when -
- 7.42 *“(1) Processing if it may result in the release into water of any substance listed in paragraph 13 of Part 2 of Schedule 1 of the Pollution Prevention and Control (England and Wales) Regulations 2000 SI 1973 in a quantity which, in any period of*

*12 months, is greater than the background quantity by more than the amount specified in relation to the substance in that paragraph, or
(2) treating and processing of materials intended for the production of food products from vegetable raw materials at plant with a finished product production capacity of more than 300 tonnes per day.”*

- 7.43 The first point would be a consideration for the Environment Agency.
- 7.44 With regard to the second point, as the Odour Technical Note highlights, the proposed new operation will be beneath any production threshold requiring an Environmental Permit. By legal definition, this means that the operation is not regarded as having the potential for significant environmental impacts, including for odour emissions. If at any point the factory does expand or equipment is upgraded so that there is a finished product production capacity of more than 300 tonnes per day then the site will be subject to the permitting regime.
- 7.45 The Environment Agency have been consulted and have not raised any concerns.
- 7.46 Concerns have been raised with regards to the loss of privacy. However, it is not considered that the proposal would have any impact on privacy. The closest residential property is Willow Farm at just over 50m (165ft) away. Beyond that the next closest residential property is over 500m away. The separation is therefore acceptable and the proposal would not amount to the loss of privacy.
- 7.47 It is considered that subject to conditions the proposal would be in accordance with policy ENV2 of the East Cambridgeshire Local Plan.
- 7.48 *Design and Visual Amenity*
- 7.49 Policy ENV2 states that all development will be designed to a high quality, enhancing and complementing local distinctiveness and public amenity by relating well to existing features and introducing appropriate new designs.
- 7.50 Policy ENV1 states that proposals for development should be informed by, be sympathetic to, and respect the capacity of the distinctive character areas defined in the Cambridgeshire Landscape Guidelines (CLG).
- 7.51 The site sits within the Fenland Character Area defined in the Cambridgeshire Landscape Guidelines document.
- 7.52 Fenland is a landscape of contrasts and variety. Superimposed upon the regimented and highly organised drainage patterns is a much more haphazard pattern of settlement and tree cover. It is a large open landscape and although appearing monotonous, it is in fact characterised by continuous change as the visual characteristics of one fen merge into the next. The open landscape provides distant views where the scattering of clumps and individual trees merge together to produce a feeling of a more densely tree-covered horizon
- 7.53 The CLG advises that when designing new industrial buildings, consideration should be given to siting, massing, form and colour and the impact this will have on the

wider landscape. If this is achieved satisfactorily then planting and other landscape works will enhance a good scheme.

- 7.54 The fens are large open landscapes. Their present character is a result of the interrelation between the regimented pattern of drains and roads and the more scattered elements of trees and settlements. In many areas the essential character is the open view of land, sky and the field drains. Any landscape proposal must suit the massive scale of the landscape and be in keeping with the local character of the particular area.
- 7.55 The site whilst industrial was previously agriculture and the CLG states that around agricultural buildings and farmsteads: modern farm operations, require large, industrially scaled buildings. The scale of the fen landscape can enable these to become an acceptable element in distant views. Careful siting and choice of colour cladding is important. Attempts at screening need to be equally bold to succeed. However, it is not necessary to surround buildings with trees.
- 7.56 Concern has been raised with regards to the size of the proposal and its impact on the landscape.
- 7.57 Corkers Crisp factory prior to the fire was a permanent feature in the landscape. Imagery programs show that there was very minimal planting and landscaping previously.
- 7.58 The proposed factory buildings have been designed to be in-keeping with the existing building on site and are proposed to be the same height (13m/43ft). The proposal also represents an 8.5% increase on floorspace of the existing buildings (including an expired approved application). It is not considered that this increase would be detrimental.
- 7.59 The proposed factory buildings are to be clad in modern materials and this is suggested to be blue fading. However, final material details will be conditioned.
- 7.60 Blue fading can work for longer range views. However, upon close range views fading can appear stark and contrast. A condition for the materials will allow for further consideration of the most appropriate cladding.
- 7.61 The factory buildings are to be located further into the site than the previous factory which reduces their impact on the immediate vicinity.
- 7.62 The office building is proposed at two storeys (7.6m/25ft in height) and is positioned to the front of the site. This building will act as the entrance building and is also situated next to the car park.
- 7.63 The proposed layout allows for landscaping at the front of the site, then a landscaping buffer between the carpark and the factory buildings. The landscaping proposal also details tree planting and hedgerows around the site.
- 7.64 ECDC Trees Team have been consulted on the proposal and state that the submitted landscaping scheme is acceptable. It utilises a good mix of native and ornamental species of trees, shrubs and hedging plants suitably located according to their

characteristics to enable their long-term retention and aid the integration of the site into the surrounding landscape.

- 7.65 A methodology of planting and a maintenance scheme would be required, and these can be conditioned.
- 7.66 The proposed landscaping is a significant improvement to the existing site and will reduce the impact of the buildings and help incorporate them into the setting.
- 7.67 Concern has been raised from an objector with regards to the impact on Little Downham Conservation Area.
- 7.68 The site is a significant distance from the conservation area (1.6km). It is not considered that the proposal would have any impact on the conservation area or its setting.
- 7.69 Of importance to the scheme is lighting and how this will impact the landscape. Objections have received with concern over how the site will be luminated.
- 7.70 A lighting report with a lighting strategy has been submitted with the application and all lighting is to be provided in accordance with British Standards and Guidance Notes for the Reduction of Obtrusive Light (GN01:2021).
- 7.71 In accordance with the standards and guidance the proposed lighting plan will ensure that the lighting levels provided are suitable for operational purposes, whilst ensuring the environmental surrounds are suitably mitigated against, in accordance with the guidance. Luminaires will distribute light downwards only to reduce the potential for light spill onto the boundaries surrounding the building and upwards towards the sky. Luminaires will be focused inwards within the site to prevent any backlight from being emitted from the rear of the luminaires.
- 7.72 It is proposed that the external lighting around the car park shall be installed on 6m columns using neutral white LED luminaires, post top horizontally mounted at 0° tilt facing downwards. This minimizes any sky glow or potential light spill.
- 7.73 The LED luminaires have integral optic designed to prevent back light and this helps minimizes light spill, ensuring light is only projected onto the car park surface and pedestrian walkways and limits light spill, whilst ensuring the roads are lit to the required BS 12464 lighting classification for light traffic car parks.
- 7.74 It is proposed that the external lighting around the site loading and storage areas shall be installed on 8m columns and various mounting heights on the building facades using neutral white LED luminaires, horizontally mounted at 0° tilt facing downwards. This minimizes any sky glow or potential light spill.
- 7.75 The lighting strategy and assessment outlines the lighting design criteria for the lighting design of the proposed new buildings outdoor lighting design, to ensure that the lighting is fit for purpose whilst maintaining sensitivity towards the environment. This is achieved through compliance with relevant British Standards and lighting industry guidance.

- 7.76 Compliance with the lighting strategy will allow a safe and sensitive level of light for the movement of pedestrians / drivers at night, whilst reducing the potential for obtrusive light and limiting this to a negligible level and in compliance with ILP GN01:2021.
- 7.77 A condition will be attached to ensure that the development is carried out in accordance with the lighting strategy submitted.
- 7.78 Environmental Health have also requested that any further lighting be prevented without approval from the LPA. This condition will be added to the permission.
- 7.79 Environmental Health have suggested seeking to attach hours of use for the external lighting. However, the site is operational 24/7 and therefore this restriction would not be appropriate. The lighting scheme does account for the hours of darkness.
- 7.80 It is considered, subject to conditions, that the proposal would be in accordance with policy ENV1 and ENV2 of the East Cambridgeshire Local Plan.
- 7.81 *Highways*
- 7.82 The transport impact of development is a key planning issue which needs to be fully assessed in order to ensure that development proposals are safe, well connected and do not damage residential amenity.
- 7.83 The NPPF supports the need to avoid adverse impacts through development and to mitigate them where they occur.
- 7.84 Policy COM7 details the criteria for transport impacts and requires that development proposals provide safe and convenient access to the highway network.
- 7.85 The site is accessed off Westmoor Common. Westmoor Common is a single carriageway road which measures approximately 5.5m/18ft in width. It is subject to the national speed limit of 60mph. The road changes classification to the B1411 High Road approximately 500m west of Little Downham.
- 7.86 The access of the site and buildings will be as existing.
- 7.87 A Transport Statement has been submitted with the application.
- 7.88 This concludes that there aren't any existing safety issues that would need to be mitigated as part of the development proposals.
- 7.89 Traffic generation is not expected to change from the generation of the previous site. The scheme will generate an average of around 18 HGV movements per week, or 3 per day.
- 7.90 Concerns have been raised with regards to the levels of traffic and HGV movements. However, 3 movements a day is not considered unreasonable.

- 7.91 Paragraph 115 of the NPPF states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 7.92 The impacts on the highway are not considered severe.
- 7.93 The Local Highways Authority and Cambridgeshire County Council have been consulted on the application and have no objections subject to conditions for the proposed on-site parking, loading and turning areas, visibility splays and adequate drainage measures to prevent surface water run-off.
- 7.94 The proposal, subject to conditions, is considered to be in accordance with policy COM7 of the East Cambridgeshire Local Plan and the provisions of the NPPF.
- 7.95 *Ecology*
- 7.96 The site is within close proximity to the Ouse Washes and the SSSI Impact Zone. The site also sits within the Goose and Swan Impact Risk Zone.
- 7.97 Policy ENV7 states that all development proposals will be required to:
- Protect the biodiversity and geological value of land and buildings and minimise harm to or loss of environmental features, such as trees, hedgerows, woodland, wetland and ponds.
 - Provide appropriate mitigation measures, reinstatement or replacement of features and/or compensatory work that will enhance or recreate habitats on or off site where harm to environmental features and habitat is unavoidable; and
 - Maximise opportunities for creation, restoration, enhancement and connection of natural habitats as an integral part of development proposals.
- 7.98 The proposal has included information to inform a Habitats Regulations Assessment (IHRA) and an Ecological Appraisal.
- 7.99 This IHRA reviews the potential effects of the redevelopment on The Ouse Washes Special Protection Area (SPA), Special Area of Conservation (SAC), Ramsar Site and Site of Special Scientific Interest (SSSI). The site has been identified as within the Goose & Swan Impact Risk Zone (IRZ)¹ for the Ouse Washes SPA and wintering swan survey data undertaken by RSPB/WWT and held by the BTO show wintering swans have used fields within 300m of the Site in the past.
- 7.100 The IHRA has been undertaken to inform East Cambridgeshire District Council (ECDC) in their duty as a responsible authority in undertaking a Habitats Regulations Assessment on European Designated Sites within their Local Authority Area. The assessment has been prepared as a site-specific assessment of the development proposals and it should be read in conjunction with the wider Habitat Regulation Assessment (HRA) prepared for the ECDC Adopted Local Plan, as required under the Conservation of Habitats and Species Regulation 2017 (as amended). The assessment also includes a review of the potential of the Site to contribute to in-combination effects with other schemes in the Adopted Local Plan where relevant.

- 7.101 The IHRA have assessed that a number of ecological pathways have the potential to lead to a likely significant effect on The Ouse Washes. The site in isolation will not have a likely significant impact on any potential ecological pathways and therefore will not contribute to any in combination impacts from the East Cambridgeshire Local Plan.
- 7.102 The IHRA concludes that the site is unlikely to be Functionally Linked Land for geese or swans or indeed any other qualifying species of the Ouse Washes SPA/SAC. Consequently, development at the site will not lead to a likely significant effect on the Ouse Washes SPA/SAC.
- 7.103 The ecological appraisal submitted describes the current ecological interest within and around the site. It considers the potential ecological impacts and opportunities for ecological enhancement based on the proposed site layout in the context of relevant legislation and planning policy. It identifies the necessary additional measures to avoid, mitigate or provide compensation for potential impacts, and the mechanisms for securing such measures.
- 7.104 The ecological appraisal concludes that the initial desk and field-based baseline investigations have demonstrated that the habitats and species present within and around the site should not pose a constraint to the proposed redevelopment of the site. The redevelopment will not result in significantly different levels of use or disturbance. There are some protected species considerations for the scheme, with relevant methods of working and mitigation to be subject to relevant planning conditions.
- 7.105 The council's senior ecologist has reviewed the information submitted and does not object to the proposal subject to the imposition of conditions for a Landscape Environmental Management Plan, CEMP including mitigation for the migratory swans, sensitive lighting in line with ILP 2023 guidance and biodiversity enhancement.
- 7.106 Natural England have also been consulted on the application and consider that the proposed development will not have significant adverse impacts on statutorily protected nature conservation sites or landscapes.
- 7.107 The proposal is considered to be in accordance with policy ENV7 of the East Cambridgeshire Local Plan.
- 7.108 *Flood Risk and Drainage*
- 7.109 Policy ENV8 states that all developments and re-developments should contribute to an overall flood risk reduction.
- 7.110 The sequential test and exception test will be strictly applied across the district, and new development should normally be located in Flood Risk Zone 1. The modelled flood risk zones as identified in the SFRA and the Environment Agency Flood Maps will inform the application of the sequential test. Development will not be permitted where:

- It would intensify the risk of flooding during the lifetime of the development taking into account climate change allowances, unless suitable flood management and mitigation measures can be agreed and implemented.
- It would increase the risk of flooding of properties elsewhere during the lifetime of the development, taking into account climate change allowances, by additional surface water run-off or by impeding the flow or storage of flood water.
- It would have a detrimental effect on existing flood defences or inhibit flood control and maintenance work.
- The risk of flooding would cause an unacceptable risk to safety; or
- Safe access is not achievable from/to the development during times of flooding, taking into account climate change allowance.

7.111 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

7.112 The site is within the Cambridgeshire Fens, representing an area of low-level land which is susceptible to flooding. The nearest significant surface watercourse is the New Bedford River or Hundred Foot Drain, which is located 2.5km to the north-west of the site. There are numerous drains and ditches present within a 500m radius of the site. The network of drainage ultimately discharge into the New Bedford River.

7.113 The Environment Agency's Flood Map for Planning¹ indicates the whole of the site sits within Flood Zone 3 which is the highest risk category of flooding. Flood Zone 3 is separated into two parts Zone 3a and Zone 3b:

Zone 3a High probability - Land having a 1% or greater annual probability of river flooding; or Land having a 0.5% or greater annual probability of sea.

Zone 3b The Functional Floodplain - This zone comprises land where water from rivers or the sea has to flow or be stored in times of flood. The identification of functional floodplain should take account of local circumstances and not be defined solely on rigid probability parameters. Functional floodplain will normally comprise:

- land having a 3.3% or greater annual probability of flooding, with any existing flood risk management infrastructure operating effectively; or
- land that is designed to flood (such as a flood attenuation scheme), even if it would only flood in more extreme events (such as 0.1% annual probability of flooding).

7.114 The site is towards the edge of a Flood Zone 3a and is situated in an area which currently benefits from Environment Agency flood defences.

¹ <https://flood-map-for-planning.service.gov.uk>

- 7.115 As the proposal is to redevelop an existing site a sequential test would not be required.
- 7.116 In accordance with Annex 3: Flood risk vulnerability classification² the use would be defined as less vulnerable and is deemed appropriate development in Flood Zone 3a.
- 7.117 A Flood Risk Assessment has been submitted with the application. This concludes that mitigation measures are to be considered at the site to include the implementation of permeable surfaces and a swale surrounding the site. Where possible, the floor level of the pads upon which equipment sits within the on-site buildings should be raised by at least 0.5 m.
- 7.118 Safe access and egress during flood events is provided by the existing entrances along Westmoor Common road (the access track to the west of the Site and the main entrance along the southern boundary of the Site). Approximately 500m to the southeast of the site the risk of flooding is considered to be low, and Westmoor Common road provides an egress route in this direction.
- 7.119 Runoff from the proposed development will be managed through the use of permeable surfaces, a swale feature and discharge to the adjacent surface water drain (where appropriate). The report concludes that the proposed development is therefore not likely to have any significant impact on off-site flood risk.
- 7.120 The Environment Agency have been consulted on the application and have no objections subject to the imposition of a condition for the development to be in accordance with the details and mitigation contained in the Flood Risk Assessment.
- 7.121 Policy ENV8 states that all applications for new development must demonstrate that appropriate surface water drainage arrangements for dealing with surface water runoff can be accommodated within the site
- 7.122 With regards to surface water, SuDS features comprised of permeable surfacing and swales are proposed. The proposed SuDS features and pipe network will be lined to prevent interaction between the groundwater table and the proposed drainage network. Permeable surfacing will be used in the car parking area to intercept, attenuate and filtrate surface water runoff. Attenuation is also provided by an attenuation tank. The SuDS features would provide some water quality benefits (interception and filtration) prior to discharge to the surface water course. The proposed SuDS strategy would ensure surface water runoff is stored on-Site in SuDS features for the 1 in 100-year event including a 40% allowance for climate change with 185m³ of flooding that will be contained on site in accordance with DEFRA's non-statutory technical standards (DEFRA, 2015).
- 7.123 Foul water is to be discharged to below ground biodisc discharge storage tanks.
- 7.124 It is considered that the drainage is acceptable subject to conditions for final foul and surface water drainage details and surface water run-off mitigation.

² [National Planning Policy Framework - Annex 3: Flood risk vulnerability classification - Guidance - GOV.UK \(www.gov.uk\)](http://www.gov.uk)

- 7.125 The proposal, subject to conditions, is therefore considered to be in accordance with policy ENV 8.
- 7.126 Other Matters
- 7.127 Facilities for electric vehicles is dealt with by Building Control legislation of which planning has no jurisdiction over.
- 7.128 A Ground Investigation Report dated June 2021 prepared by Soiltechnics has been submitted with the application and Environmental Health accept the findings. The report finds that remedial action is required. Removal of hardstanding and obviously contaminated soil will be required, following which further assessment and remediation may be required. It is recommend that standard contaminated land conditions 1, 2, 3, and 4 are attached to any grant of permission.

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.

- 7.129 Planning Balance
- 7.130 The proposal has been considered against the development plan including the advice given in the National Planning Policy Framework and the National Planning Practice Guidance.
- 7.131 The proposal is for the redevelopment of an existing employment site following the loss of buildings in a fire.
- 7.132 It is considered that the proposal would not have a detrimental effect on residential amenity, highway safety and ecology. The proposal would not have a detrimental

impact on the character of the area and an acceptable landscaping scheme is proposed.

7.133 The use is appropriate within Flood Zone 3a and the development proposes a suitable drainage strategy.

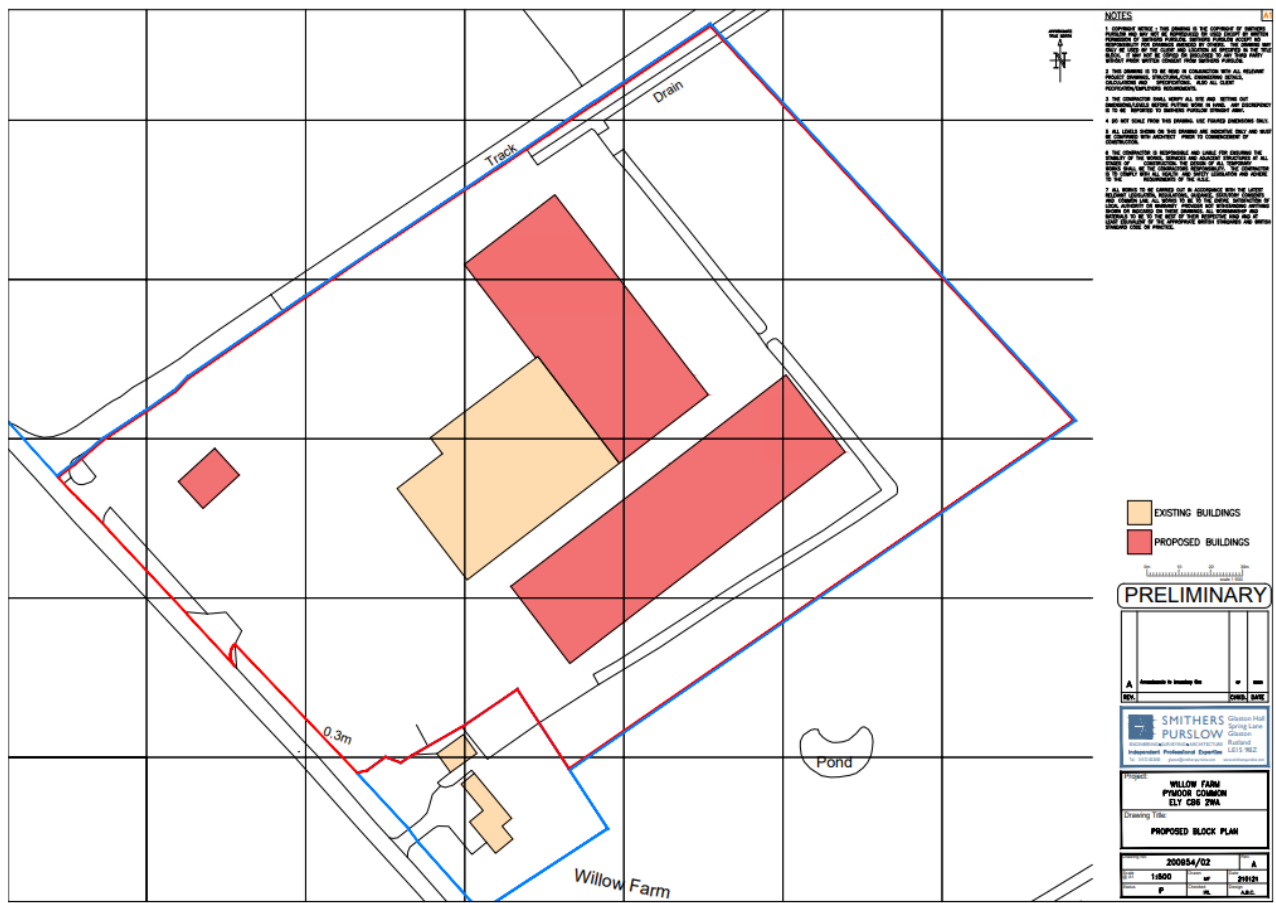
7.134 The development would reinstate 120 jobs which is a significant economic benefit of the site.

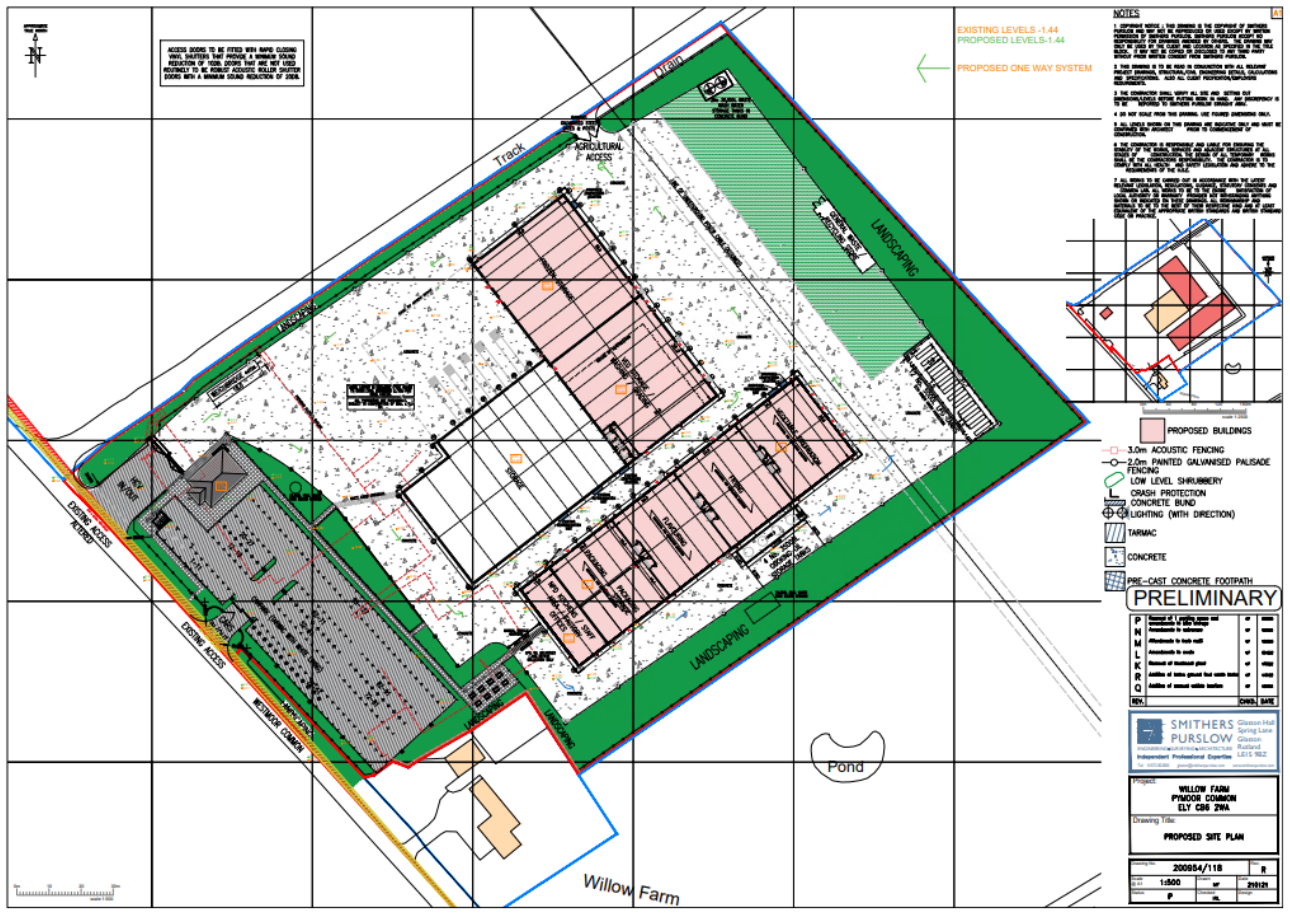
7.135 The application is therefore recommended for approval subject to the conditions at Appendix 1.

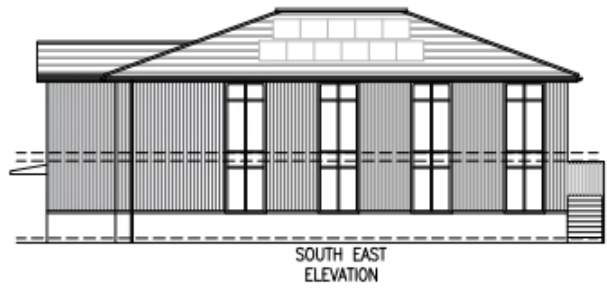
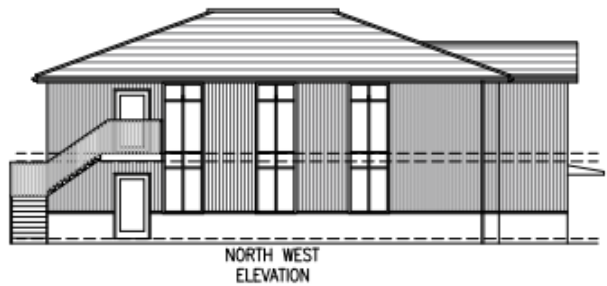
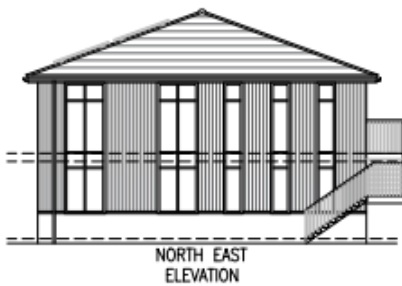
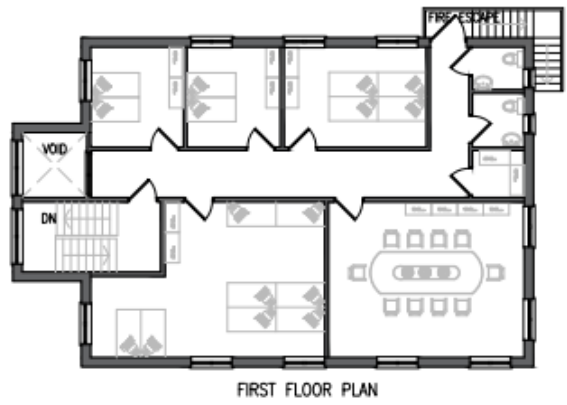
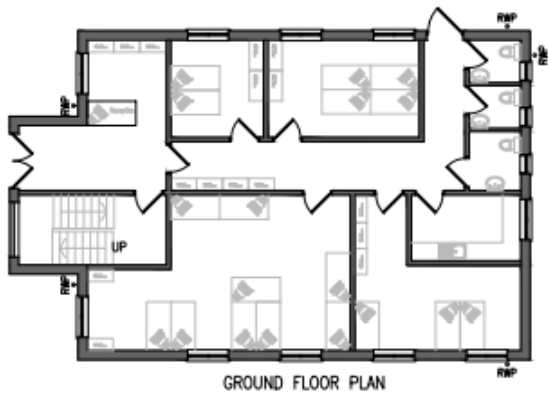
8.0 APPENDICES

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.









APPENDIX 1 - 21/00396/FUM Conditions

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

Plan Reference	Version No	Date Received
200954/00		3rd May 2024
200954/01	A	3rd May 2024
200954/02	A	3rd May 2024
200954/132	H	3rd May 2024
200954/118	U	3rd May 2024
200954/133	H	3rd May 2024
200954/134	D	3rd May 2024
200954/136	C	3rd May 2024
200954/137	C	3rd May 2024
200954/138	A	3rd May 2024
200954/150		3rd May 2024
200954/154	A	3rd May 2024
200954/156		3rd May 2024
200954/157		3rd May 2024
200954/158		3rd May 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 development shall take place until an investigation and risk assessment of the nature and extent of any contamination on the site, whether or not it originates on the site, has been undertaken. The investigation and risk assessment must be undertaken by competent persons, and a written report of the findings must be submitted to and approved in writing by the Local Planning Authority. The report of the findings must include:
 - (i) A survey of the extent, scale and nature of contamination;
 - (ii) An assessment of the potential risks to: human health, property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes; adjoining land; groundwaters and surface waters; ecological systems; archaeological sites and ancient monuments;
 - (iii) An appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with 'Land Contamination Risk Management' (LCRM), Environment Agency, 2020. Any remediation works proposed shall be carried out in accordance with the approved details and timeframe as agreed in writing by the Local Planning Authority.

- 3 Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without

unacceptable risks to workers, neighbours and other offsite receptors, in accordance with policy ENV9 of the East Cambridgeshire Local Plan 2015 (as amended 2023). The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted.

- 4 No development shall take place until a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment has been submitted to and approved in writing by the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.
- 4 Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with policy ENV9 of the East Cambridgeshire Local Plan 2015 (as amended 2023). The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted.
- 5 Prior to the commencement of any development, the remediation scheme approved in Condition 4 above shall be implemented in accordance with the agreed timetable of works and to the agreed specification. The Local Planning Authority must be given two weeks written notification of commencement of any remediation scheme works. Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be submitted to and approved in writing by the Local Planning Authority.
- 5 Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with policy ENV9 of the East Cambridgeshire Local Plan 2015 (as amended 2023).
- 6 In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported to the Local Planning Authority within 48 hours. No further works shall take place until an investigation and risk assessment has been undertaken and submitted to and approved in writing by the Local Planning Authority. Where remediation is necessary, a remediation scheme must be submitted to and approved in writing by the Local Planning Authority. The necessary remediation works shall be undertaken, and following completion of measures identified in the approved remediation scheme a verification report must be prepared, and approved in writing by the Local Planning Authority.
- 6 Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without

unacceptable risks to workers, neighbours and other offsite receptors, in accordance with policy ENV9 of the East Cambridgeshire Local Plan 2015 (as amended 2023).

- 7 Prior to any work commencing on the site a Construction Environmental Management Plan (CEMP) shall be submitted to and agreed in writing with the Local Planning Authority regarding mitigation measures for noise, dust and lighting during the construction phase. These shall include, but not be limited to, other aspects such as access points for deliveries and site vehicles, and proposed phasing/timescales of development etc. The CEMP shall be adhered to at all times during all phases.
- 7 Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015 (as amended 2023).
- 8 No development shall take place (including ground works or vegetation clearance) until a Construction Environment Management Plan for biodiversity (CEMP: Biodiversity) has been submitted to and approved in writing by the LPA. The CEMP shall include the following details:
 - A. Identification of potentially damaging construction activities
 - B. identification of biodiversity protection zones
 - C. practical measures and sensitive working practices to avoid or reduce impacts during construction
 - D. timing of works to avoid harm to nesting birds
 - E. responsible persons for overseeing sensitive works
 - F. mitigation for migratory swans
 - G. use of protective fencing where requiredThe approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the LPA.
- 8 In the interests of nature conservation in accordance with policy EN7 of the East Cambridgeshire Local Plan.
- 9 The development hereby permitted shall not be commenced until such time as a scheme to dispose of foul waters has been submitted to, and approved in writing by, the local planning authority. The scheme shall be implemented as approved.
- 9 To protect the groundwater and surface water in this location.
- 10 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 Sustainable Drainage Assessment Corkers Crisps prepared by Geosmart Information (ref: 74777R6) dated 17/01/2025 and shall also include:
 - a. Full results of the proposed drainage system modelling in the QBAR, 3.3% Annual Exceedance Probability (AEP) (1 in 30) and 1% AEP (1 in 100) storm events (as well as relevant climate change allowances), 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;

- b. 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);
- c. Full detail on SuDS proposals (including location, type, size, depths, side slopes and cross sections);
- d. Site Investigation and test results to confirm infiltration rates;
- e. Details of overland flood flow routes in the event of system exceedance, with demonstration that such flows can be appropriately managed on site without increasing flood risk to occupants;
- f. Demonstration that the surface water drainage of the site is in accordance with DEFRA non-statutory technical standards for sustainable drainage systems;
- g. Full details of the maintenance/adoption of the surface water drainage system;
- h. Measures taken to prevent pollution of the receiving groundwater and/or surface water

The drainage scheme must adhere to the hierarchy of drainage options as outlined in the NPPF PPG.

- 10 Reason: To ensure that the proposed 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, noting that initial preparatory and/or construction works may compromise the ability to mitigate harmful impacts.
- 11 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.
- 11 To ensure surface water is managed appropriately during the construction phase of the development, so as not to increase the flood risk to adjacent land/properties or occupied properties within the development itself; recognising that initial works to prepare the site could bring about unacceptable impacts.
- 12 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.
- 12 Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015 (as amended 2023).
- 13 Prior to the commencement of use details of the odour abatement system together with manufacturer's instructions for maintenance, shall be submitted to agreed in writing by the Local Planning Authority. The approved details shall be fully implemented from the first

use of the development hereby permitted and shall be maintained at all times thereafter in accordance with the manufacturers guidance.

- 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 The lighting for the site shall be carried out in accordance with details provided with the Outdoor Lighting Assessment Report ref: CE-WF-1857-RP04a-Final dated 2 May 2024 by SHD Lighting Consultancy Ltd in conjunction with Crestwood Environmental Ltd. No additional lighting shall be erected unless details have first been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
- 14 In the interests of visual and residential amenity in accordance with Policy ENV 2 of the East Cambridgeshire Local Plan 2015 (as amended 2023).
- 15 Any forklifts/onsite production vehicles to be used on site shall be fitted with broadband/white noise reversing alarms.
- 15 Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015 (as amended 2023).
- 16 Prior to the first use of the development, details of the 3m high acoustic barrier to be erected between the site and Willow Farm shall be submitted to and approved in writing by the Local Planning Authority. The barrier shall be installed prior to the first use in accordance with the approved details and shall be retained in perpetuity.
- 16 Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015 (as amended 2023).
- 17 The development shall be carried out in strict accordance with the mitigation detailed within the Noise Impact Assessment ref: CE-WF-1857-RP05-Final dated 16 September 2021 by Crestwood Environmental Ltd as amended and received by the Local Planning Authority 3rd May 2024.
- 17 Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015 (as amended 2023).
- 18 The specific rated noise level emitted from the site shall not exceed the existing background noise level by more than 5dB. The free field sound level shall be measured and/or calculated at the boundary of the nearest noise sensitive property unconnected to the business. The noise level shall be measured and/or calculated in accordance with BS 4142:2014+A1:2019.
- 18 Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015 (as amended 2023).
- 19 No above ground construction shall take place on site until details of all the external materials of the buildings have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

- 19 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).
- 20 The development shall be carried out in accordance with the Flood Risk Assessment ref: CE-WF-1857-RP06-Final Rev C dated 21 August 2023 by Crestwood Environmental Ltd in particular and the following mitigation measures it details:
- Finished floor levels shall be set no lower than 0.5m above existing ground levels.
- The mitigation measures shall be fully implemented prior to the first use of the development. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.
- 20 To reduce the impacts/risk of flooding in extreme circumstances, in accordance with policies ENV2 and ENV8 of the East Cambridgeshire Local Plan 2015 and LP22.
- 21 Prior to commencement of use the proposed on-site parking, loading and turning areas shall be laid out, demarcated, levelled, surfaced and drained in accordance with the approved plan 200954/118 revision U and thereafter retained for that specific use.
- 21 Reason: In the interests of highway safety, in accordance with policies COM7 and COM8 of the East Cambridgeshire Local Plan 2015 (as amended 2023).
- 22 Prior to commencement of use visibility splays shall be provided each side of the vehicular access in full accordance with the details indicated on the submitted plans 22548-01-1 b and 22548-01-2 b. The splays shall thereafter be maintained free from any obstruction exceeding 0.6m above the level of the adjacent highway carriageway.
- 22 Reason: In the interests of highway safety, in accordance with policies COM7 and COM8 of the East Cambridgeshire Local Plan 2015 (as amended 2023).
- 23 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.
- 23 Reason: To prevent surface water discharging to the Highway, in accordance with policies ENV2, ENV7 and COM7 of the East Cambridgeshire Local Plan 2015 (as amended 2023).
- 24 No construction works shall take place between the main swan wintering period (Nov-Mar inclusive).
- 24 Reason: To ensure any potential disturbance impacts to wintering swans are avoided.
- 25 Prior to first use, a Landscape and Ecology Management Plan, shall be submitted to and agreed in writing with the Local Planning Authority. The Landscape and Ecology Management Plan shall be implemented prior to the first use of the hereby approved development and thereafter maintained for the lifetime of the development.

- 25 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.
- 26 Prior to occupation a scheme of biodiversity improvements shall be submitted to and agreed in writing with the Local Planning Authority. The biodiversity improvements shall be installed prior to the first occupation of the hereby approved development and thereafter maintained in perpetuity.
- 26 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.
- 27 The development shall be carried out in accordance with the soft landscaping scheme ref 12162-FPCR-XX-XX-DR-L-0001 P02.
- 27 Reason: To assimilate the development into its surroundings, in accordance with policies ENV1 and ENV2 of the East Cambridgeshire Local Plan 2015 (as amended 2023).
- 28 Prior to the first use, a methodology for the planting of trees and hedges shall be submitted to and approved in writing by the Local Planning Authority. The tree and hedge planting shall be carried out in accordance with the approved methodology.
- 28 Reason: To safeguard the character and appearance of the area, in accordance with policies ENV1 and ENV2 of the East Cambridgeshire Local Plan 2015.
- 29 Prior to any occupation of the development, a scheme for the maintenance of the approved soft landscaping scheme (12162-FPCR-XX-XX-DR-L-0001 P02) for a minimum period of 15 years from first 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:
- v) methods for the proposed maintenance regime;
 - vi) detailed schedule;
 - vii) details of who will be responsible for the continuing implementation
 - viii) details of any phasing arrangements
- 29 Reason: To ensure the longevity of the landscaping scheme, in accordance with policy ENV1 and ENV2 of the East Cambridgeshire Local Plan 2015.