



# East Cambridgeshire District Council

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## Meeting: Planning Committee

Time: 2:00 pm

Date: Wednesday 4 June 2025

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

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## Committee membership

**Quorum:** 5 members

### Conservative members

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

### Conservative substitutes

Cllr Keith Horgan  
Cllr Julia Huffer  
Cllr Lucius Vellacott

### Liberal Democrat and Independent members

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

### Liberal Democrat and Independent substitutes

Cllr Lee Denney  
Cllr Lorna Dupré  
Cllr Mary Wade

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

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**11:30 am** Planning Committee members meet at The Grange reception for site visit.

## AGENDA

### 1. Apologies and substitutions

[oral]

- 2. Declarations of interests** **[oral]**  
To receive declarations of interests from Members for any items on the agenda in accordance with the Members Code of Conduct.
- 3. Minutes** **Page 5**  
To confirm as a correct record the minutes of the meeting of the Planning Committee held on 7 May 2025.
- 4. Chair's announcements** **[oral]**
- 5. 24/00924/RMM** **Page 23**  
Reserved matters application for approval of layout for 61 dwellings  
Location: Millstone Park, Newmarket Road, Burwell  
Applicant: This Land Limited  
Public access link:  
<http://pa.eastcambs.gov.uk/online-applications/simpleSearchResults.do?action=firstPage>
- 6. Planning performance report – April 2025** **Page 67**
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## Notes

- Members of the public are welcome to attend this meeting. Please report to the main reception desk on arrival at The Grange. Visitor car parking on-site is limited to 1h but there are several [free public car parks close by](https://www.eastcambs.gov.uk/parking-open-spaces-and-toilets/car-parks/car-parks-ely) (<https://www.eastcambs.gov.uk/parking-open-spaces-and-toilets/car-parks/car-parks-ely>). The maximum capacity for meetings in the Council Chamber has been set by the Fire Officer at 100 persons. Allowing for Member/Officer attendance and room layout constraints this will normally give a capacity for public attendance of 30 seated people and 20 standing. Public access to the Council Chamber will be from 30 minutes before the start of the meeting and, apart from for registered public speakers, is on a “first come, first served” basis.  
  
The livestream of this meeting will be available [on the committee meeting's webpage](https://www.eastcambs.gov.uk/node/2621) (<https://www.eastcambs.gov.uk/node/2621>). Please be aware that all attendees, including those in the public gallery, will be visible on the livestream.
- The Council has a scheme to allow [public speaking at Planning Committee](https://www.eastcambs.gov.uk/public-participation-meetings/speak-committee-meeting) (<https://www.eastcambs.gov.uk/public-participation-meetings/speak-committee-meeting>). If you wish to speak on an application being considered at the Planning Committee please contact the Democratic Services Officer for the Planning Committee [democratic.services@eastcambs.gov.uk](mailto:democratic.services@eastcambs.gov.uk), to **register by 10am on Tuesday 3 June**. Alternatively, you may wish to send a statement to be read at the Planning Committee meeting if you are not able to attend in person. Please note that public speaking, including a statement being read on your behalf, is limited to 5 minutes in total for each of the following groups:
  - Objectors

- Applicant/agent or supporters
  - Local Ward Councillor
  - Parish/Town Council
  - County Councillors
  - National/Statutory Bodies
3. The Council has adopted a 'Purge on Plastics' strategy and is working towards the removal of all consumer single-use plastics in our workplace. Therefore, we do not provide disposable cups in our building or at our meetings and would ask members of the public to bring their own drink to the meeting if required.
4. Fire instructions for meetings:
- if the fire alarm sounds, please make your way out of the building by the nearest available exit, which is usually the back staircase or the fire escape in the Chamber and do not attempt to use the lifts
  - the fire assembly point is in the front staff car park by the exit barrier
  - the building has an auto-call system to the fire services so there is no need for anyone to call the fire services
  - the Committee Officer will sweep the area to ensure that everyone is out
5. Reports are attached for each agenda item unless marked "oral".
6. If required, all items on the agenda can be provided in different formats (such as large type, Braille or audio tape, or translated into other languages), on request, by calling main reception on (01353) 665555 or e-mail: [translate@eastcambs.gov.uk](mailto:translate@eastcambs.gov.uk)
7. If the Committee wishes to exclude the public and press from the meeting, a resolution in the following terms will need to be passed:
- "That the press and public be excluded during the consideration of the remaining item no(s). X because it is likely, in view of the nature of the business to be transacted or the nature of the proceedings, that if members of the public were present during the item(s) there would be disclosure to them of exempt information of Category X of Part I Schedule 12A to the Local Government Act 1972 (as amended)."
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# East Cambridgeshire District Council

## **Minutes of a Meeting of the Planning Committee**

Held at The Grange, Nutholt Lane, Ely, CB7 4EE at 2:00pm on  
Wednesday 7 May 2025

### **Present:**

Cllr Chika Akinwale  
Cllr Christine Ambrose Smith  
Cllr David Brown (Vice Chair)  
Cllr Christine Colbert (substitute)  
Cllr Lavinia Edwards  
Cllr Martin Goodearl  
Cllr Keith Horgan (substitute)  
Cllr Bill Hunt (Chair)  
Cllr Ross Trent  
Cllr Christine Whelan  
Cllr Gareth Wilson

### **Officers:**

Patrick Adams – Senior Democratic Services Officer  
Maggie Camp – Director Legal  
Selina Raj Divakar – Planning Team Leader  
Holly Durrant – Major Projects Planning Officer  
Harmeet Minhas – Senior Planner  
David Morren – Strategic Planning and Development Management Manager  
Dan Smith – Planning Team Leader

### **In attendance:**

Justin Bainton – Agent  
Angus Bridges – Agent  
Chris Frost – Agent  
Phillip Kratz – Objector  
Nick Lee – Applicant  
John Powell – Objector  
Amy Richardson – Agent

Two other members of the public

ECDC Comms

## **82. Apologies and substitutions**

Apologies for absence were received from Cllr James Lay, Cllr Alan Sharp and Cllr John Trapp. Cllr Keith Horgan attended as a substitute for Cllr Sharp. Cllr Christine Colbert attended as a substitute for Cllr Trapp.

## **83. Declarations of interest**

Cllr Ross Trent declared a personal, non-prejudicial interest in agenda item 6, 24/1108/FUL, which he had called-in to the Committee. He confirmed that he came to the meeting with an open mind.

Cllr Christine Whelan declared a personal, non-prejudicial interest in agenda item 5, 24/00925/RMM, as a newly elected County Councillor, who had not been part of any discussions on this matter and had no predetermined views.

## **84. Minutes**

The Minutes of the meetings held on 2 April 2025 were agreed as a correct record.

## **85. Chair's announcements**

The Chair had no announcements.

## **86. 24/00925/RMM – Millstone Park, Newmarket Road, Burwell**

Dan Smith, Planning Team Leader, presented a report (Z170, previously circulated) recommending approval for the development of 18 plots within a self-build zone on Millstone Park, Newmarket Road, Burwell. He explained that there were some minor discrepancies in the application drawings that needed to be addressed. He asked the committee for delegated approval to correct these.

Justin Bainton, agent for the applicant, explained that he saw no reason to make a statement and he was happy to answer any questions, if required.

Members were invited to ask questions to the officer.

Cllr Chika Akinwale asked for clarification on whether the play area would have fully inclusive facilities for children and young people with disabilities. The Planning Team Leader explained that the proposed play area was wheelchair accessible, although the play equipment included natural features, such as timber logs and boulders. He noted that a more formal play area for the wider development was located nearby and was accessible to those with disabilities, with more inclusive equipment.

Cllr Christine Colbert asked if the main roads on this site would be brought up to adoptable standards by the developers. The Planning Team Leader replied that the developer was responsible for providing the site's infrastructure. There

was a planning condition which ensured that access roads were provided to the plots before they were sold.

Cllr Christine Ambrose Smith asked about visitor parking spaces. The Planning Team Leader clarified there were five visitor spaces provided across the site and two spaces per dwelling, which met policy requirements. Cllr Ambrose Smith then asked whether the level of parking for the housing was sufficient. The Planning Team Leader confirmed that while details of parking for each house would come forward at a later date, officers were content that an adequate, policy-compliant level of off-street parking could be provided.

Cllr Martin Goodearl asked about the timescales for selling the self-build plots and what would happen with any unsold plots. The Planning Team Leader explained the legal agreement required the plots to be marketed for 12 months. In the first 4 months they would be restricted to people with a local connection to Burwell. If plots remained unsold after that process, the requirement for them to be for self-build would lapse.

The Committee moved on to debate.

Cllr David Brown supported the recommendation in the report. He stated that it had been about 15 years since people in Burwell were first encouraged to register interest in these self-build plots and he was pleased to see the application finally come forward. He stated there had been no concerns raised about it in the village.

Cllr Martin Goodall supported the planning application and he suggested that controversial designs for individual plots should still be determined by the Committee. The Planning Team Leader explained that he would have to look at the resolution made by the Committee when the outline application was considered to determine whether any future self-build applications would have to come back to this Committee. The Chair reported that it was common practice for the Chair and Vice Chair of the Committee to advise officers on whether an application needed to be considered by the whole Committee.

The Planning Team Leader confirmed that any major changes to the application would have to be agreed by a future meeting of the Committee, but he did not believe that this would be necessary.

Cllr David Brown proposed and Cllr Chika Akinwale seconded the recommendation in the report. A vote was taken and

It was unanimously resolved:

To delegate powers to the Strategic Planning and Development Management Manager **to approve** planning application 24/00925/RMM, subject to the conditions set out in Appendix 1, once the necessary amendments to plans to correct minor discrepancies between them have been made.



## **87. 24/001108/FUL – Maple Farm, West Fen Road, Ely**

Selina Raj Divakar, Planning Team Leader, presented a report (Z171, previously circulated) recommending refusal for the development of an agricultural dwelling on land north east at Maple Farm, West Fen Road, Ely.

Mr Angus Bridges, agent, made the following statement:

“The application is made in relation to an agricultural enterprise at Maple Farm for a single agricultural dwelling. The applicants own 104 acres, and rent a further 364 acres, which are used for grazing and hay making. The applicants have approximately 177 cows, 6 bulls and around 150 calves on site. Meaning that there could be over 350 animals on site at any one time. The applicants produce approximately 2,500 large hay bales per annum and a further 2,500 large straw bales are also transported onto site. The labour on site is provided by Mr Nick Lee and his father Mr John Lee, with part-time support given in peak periods. The basis of this application is the retirement of Mr John Lee. He is 76 years of age and suffers from health problems. A business of this size requires two on site employees over a twenty-four-hour period, which was established when the second dwelling was approved in 2005. With Mr John Lee retiring, further on-site employment is required for Mr Nick Lee to fully succeed in the business. Succession is fully supported by the MPPG, which should be viewed in equal weight to that of the MPPF, which was established by the case of *Keen v Secretary of State* that it would be unreasonable for someone to vacate or share a home that they have been living in for many years.

“During the course of the application the planning authority sought advice from an agricultural consultant. This report took many weeks and we were not afforded the benefit of responding to it. Prior to this meeting I sent a copy of our response to all of you for your consideration, as we believed that it was vital to the outcome of this application. Within that report the agricultural consultant conformed that the business required 2.7 standard worker days. The report raised the query over whether Mr John Lee would be retiring. It is our opinion that it would be reasonable to assume that a man of 76 years of age would be retiring. Mr and Mrs Nick Lee are already major shareholders of the business, so there should be no doubt that he will be succeeding to the business in full. The business has been going for the past 40 years, which shows the sustainability of the business. The business continues to be invested into, since the stock taking report that was undertaken earlier in April, 36 heifers have been purchased.

“It is crucial that there are two people on site during calving, which is a two-person job. They can also provide emergency cover for each other. This is a 24-hour operation, especially during calving period, which is spread over six months of the year.

“During the process of the application, at the start and at the end, searches were undertaken for nearby properties should they become available and it returned no searches. We ask that the Committee allow this application to ensure that a local agricultural enterprise is able to continue as it has done for

the last 40 years and remain viable. I thank you for your time and would be happy to answer any questions.”

The Chair invited Committee members to ask questions of the agent.

Cllr Chika Akinwale asked what information the applicants had been requested to provide to officers on the four conditions that had not been met. Angus Bridges replied that the Council had not given them the opportunity to comment on the consultant's report.

Cllr Christine Ambrose Smith asked whether having accommodation on site would be an inducement for a prospective farm worker. Angus Bridges agreed that it would be and added that it was often essential for a farm manager to have such accommodation.

Cllr Ross Trent asked whether it was common practice for dairy farmers to work well in their seventies. Angus Bridges replied that this was uncommon, as it was hard, physical work.

In reply to Cllr Keith Horgan's question, the agent confirmed that he not been involved with the previous applications, which had been refused, but due to his own research he was aware of them. He had been surprised by the Council's queries regarding the sustainability and finances of the business, as it had not been raised previously. He reported that planning permission for a property with three bedrooms was being requested as the business required a manager, who would require a family sized dwelling. He explained that the retirement of Mr John Lee was dependent on securing extra employment, which in turn required on site accommodation.

In reply to Cllr Christine Whelan's question, the agent explained that it was essential to have two men on site, as the farm was a 24-hour operation, especially during calving season. The bulls also required two people to move them. For health and safety reasons two people needed to be on site in case one of them was injured.

In reply to Cllr Christine Colbert's question, Mr Nick Lee explained that the land owned was not all on the same site, with two separate blocks of land within a few miles of the site of the application. The rented land was further away. The livestock was housed on the main site and moved to the other land for grazing.

In reply to Cllr Lavinia Edwards, Mr Nick Lee explained that he had three sons aged 9, 6 and 1 and he hoped that they would continue the family business.

Cllr Gareth Wilson asked why an employee could not live in Ely, which was not far from the farm. The agent explained that a survey had not resulted in any suitable accommodation within a mile and half of the site and the employee needed to be close enough to respond to any animals in distress. Mr Nick Lee added that traffic in Ely at certain times of the day made it an unsuitable location.



The Chair invited Committee members to ask questions to the officer.

In reply to Cllr Chika Akinwale, the Planning Team Leader explained that there was insufficient evidence that the applicant was meeting the criteria in the policy regarding succession or financial viability. Cllr Akinwale asked if the application could be deferred, pending receipt of this information. David Morren, Strategic Planning and Development Management Manager explained that this information should already have been provided and the Council's negotiation protocol stated that in these situation applications were taken to the Committee with the existing information.

In reply to Cllr Christine Whelan, the Planning Team Leader accepted that two people were required on site but evidence was necessary to show that Mr John Lee was going to retire to support the application for a third dwelling. It was noted that Mr John Lee was considered to be a full-time worker.

In reply to Cllr Gareth Wilson, the Planning Team Leader stated that the consultant had not found sufficient evidence that the business was profitable, hence the conclusion that criteria regarding viability had not been met.

The Committee moved on to debate.

Cllr Keith Horgan stated that according to his research a suitable property was available within a mile of the site and another more affordable property further away. He suggested that the information regarding viability and succession should have been included in the application and he indicated support for the officer's recommendation to refuse the application.

Cllr Chika Akinwale asked if the applicant felt that sufficient evidence had been provided to meet the criteria required for approval. The agent stated that the application included information about Mr John Lee's forthcoming retirement, which seemed reasonable at the age of 76. He added that the business was clearly viable as it had been going for forty years and turnover figures had been included in the application. The Planning Team Leader replied that the agricultural consultant had considered this information insufficient to meet the criteria. Cllr Akinwale recognised the confusion and she suggested that the application should be deferred to allow the applicant to provide more information to meet the criteria.

Cllr David Brown stated that the main reasons for refusing this application had been laid out by the Planning Inspector in December 2021 and regretfully the applicant had not sufficiently addressed these reasons in the current application. He therefore proposed that Member should support the officer's recommendation. Cllr Martin Goodearl agreed, as not enough evidence had been provided by the applicant to approve the application and he seconded the proposal.

Cllr Christine Whelan proposed going against the officer recommendation and approving the application. She argued the business appeared viable and an on-

site presence was needed for safety. Cllr Lavinia Edwards seconded this proposal.

Cllr Christine Colbert proposed that the application should be deferred to allow more information to be provided by the application and be assessed. She expressed concerns regarding health and safety on site. Cllr Chika Akinwale seconded this proposal. Cllr Gareth Wilson also supported this, as extra information was required to approve the application.

A vote was taken on the proposal put forward by Cllr David Brown to support the officer recommendation for refusal, citing the lack of information provided to meet policy requirements and which had been seconded by Cllr Martin Goodearl. The vote was two votes in favour, eight votes against and one abstention

It was resolved to **reject** the proposal to agree the officer recommendation.

It was agreed that if the application was approved, delegated powers should be given to the Strategic Planning and Development Management Manager to set appropriate conditions and agree a Section 106 Agreement, in line with agricultural properties.

Cllr Christine Whelan proposed and Cllr Lavinia Edwards seconded that the application be agreed, contrary to the officer's recommendation, on the understanding that delegated approval be given to officers to impose suitable conditions, as discussed. A vote was taken and with six votes in favour, four votes against and one abstention

It was resolved:

- (i) To approve planning application 24/01108/FUL, contrary to the officer's recommendation.
- (ii) That delegated powers be given to the Strategic Planning and Development Management Manager to set appropriate conditions and Section 106 Agreement, in line with agricultural properties.

## **88. 24/01135/OUM – Cambridge Road, Stretham**

Holly Durrant, Major Projects Planning Officer, presented a report (Z172, previously circulated) recommending refusal for an outline planning application for up to 126 homes.

The Major Projects Planning Officer explained that a letter had been received by councillors from Mr Chris Frost, agent for the applicant, which included arguments already received and uploaded onto the planning portal on 6 March this year. These material considerations had been included in the report in the agenda. It was the responsibility of the members of the Committee to determine



how much weight should be given to the matters raised in the report. Alison Farmer Associates had carried out a report on behalf of the Council on the visual landscape and character impacts of the proposed scheme. The letter from Mr Frost had expressed concern regarding the Council's use of the word "critique" when instructing Alison Farmer Associates the Council's request for support at any subsequent appeal, as part of this instruction should this be necessary. The Major Projects Planning Officer stated that Alison Farmer of Alison Farmer Associates was experienced in the field of landscape architecture and was prepared to defend her assessment at an appeal if this were necessary. The word "critique" did not mean criticism but meant a detailed assessment of the matter in question. Appeals were possible for any application, regardless of the officer recommendation and so were often factored in when instructing external consultants on behalf of the Council.

Members had also received a method statement from Just Build Homes, a website platform that connects supporters of new homes with the planning process. It was noted that Wyn Evans was the founding director of Shared Voice the Team that created the platform Just Build Homes. The statement was provided in response to a query from Just Build Homes regarding paragraph 5.3 of the committee report which questioned the legitimacy of some of the responses received via the platform. The Major Projects Planning Officer confirmed that all responses received via Just Build Homes were given due consideration within the committee report, including those about the benefits of affordable housing in the district. Officers considered it important that members were aware of the Just Build Homes method statement before making their decision.

Local resident Mr John Powell gave the following statement:

"Committee members were of the opinion that traffic on Cambridge Road was too fast for non-motorised users when they visited on 4<sup>th</sup> September last year. Subsequently the Committee recommended that a crossing be made, which the developer agreed to along with a road safety audit. The stage 1 Road Safety Audit for the crossing repeatedly mentions the risk of 'collision with pedestrians' and 'rear ending'. Cambridge Road does not qualify as a 30-mph road under the County's April 2023 Operational Standards because the length of highway under consideration is less than 600 metres. However, Central Government guidance, which was updated in March 2024, superseding the County's Standards, allows a 30-mph limit on this stretch of road. Although the new guidance still limits speed restrictions to 600 metre stretches, it also advises that traffic authorities may lower this to 400 metres or, in exceptional circumstances, to 300 metres. With so many new homes in the proposed development, non-motorised users crossing Cambridge Road will be exceptional. Once the development is built, the length of highway with residential frontage will exceed 300 metres. I propose that here there are exceptional circumstances, with the 83 homes proposed for this particular application."

The Chair invited Members to ask questions to John Powell.



Cllr Chika Akinwale asked if the development went ahead would he recommend any other forms of traffic control. John Powell replied that there should be a Toucan crossing instead of a Puffin crossing. He added that a 30-mph limit would benefit all those who lived on the west of the road and not just those living at this new development. Local residents currently drove their children to Stretham Primary School, as the road was too busy to cross.

In reply to Cllr Gareth Wilson, John Powell stated that he was apprehensive regarding the proposed application due to its location and drainage issues, but he recognised the need for more housing.

Chris Frost, agent, gave the following statement:

"The application before you, seeks approval for 126 Affordable Homes and follows a previous approval for 83 similar homes on broadly the same site. The Reserved Matters application for that scheme will be submitted a little later this year.

"The scheme is brought forward in association with Stonewater Housing Group, a Registered Affordable Housing Provider, who will be developing out the site. Essentially, this proposal is for an additional 43 affordable homes on an already-approved affordable housing site.

"As your officers acknowledge, there is a significant shortage of affordable housing in the borough, resulting from many years of persistent under-delivery. Since 2011 the affordable housing need target has only been met once and over this period there is a shortfall of 1,320 affordable homes.

"At the time of the submission of this application, the Council's Housing Register had 1,005 households on it, representing over 2,400 people in the borough in need of affordable housing. There are far more households on the Housing Register in the villages of Stretham, Little Thetford, Wilburton and Haddenham than the 126 homes proposed under this application, all of whom constitute a local need. There are also over 300 households on the Housing Register who have expressed a preference to live in Stretham. We believe that this demonstrates a clear local need for affordable housing, which is a material consideration in determining this application. Your officer's report sets out the view that, while the 83 affordable homes already approved are welcomed, the additional homes would be better directed towards larger settlements within the district. However, there are no other sites sitting waiting for 43 affordable homes to come forward. Refusing this application would only mean that 43 fewer affordable homes are built.

"The Committee specifically considered the landscape impact of the 83-unit scheme under the previous application and determined that no unacceptable harm would arise from the development. The current proposal is larger than approved scheme but is fundamentally the same in terms of its illustrative layout.

"Your officers are relying on a report prepared by Alison Farmer Associates (AFA), who were instructed shortly after the receipt of the application. It is clear

from the brief sent to AFA that officers were seeking a “critique” of the Landscape Visual Impact Assessment, or LVIA, rather than an independent assessment and that, as AFA were also asked for a fee quote to defend a landscape-based reason for refusal at appeal, it is also clear that a negative assessment of the LVIA was being sought. On this basis we do not consider the AFA document to be an independent assessment of the landscape impact of the scheme.

“The site is not unattractive, but it holds no specific landscape designation and is essentially just a field next to the A10. When we consider that 83 homes are already going to be built in this field, the difference that an additional 43 homes will make is negligible.

“Furthermore, it seems remarkable to me that Councillors would be willing to spend £15,000 of public money (the sum quoted by AFA) on a landscape consultant to provide evidence at a public inquiry to defend a reason for refusal in order to prevent more affordable housing being built on an existing affordable housing site. This would be in addition to the Council’s other considerable expected costs to defend a refusal at a public inquiry.

“To quickly pick up the previous speaker’s point; the Road Safety Audit only identifies potential road safety risks, not concerns about the scheme and concludes that the scheme is acceptable in terms of road safety. We have no objection to a 30mph limit on Cambridge Road, but we are not able to deliver it. The Highways Authority control this and our discussions with them to date indicate that they would not support this as there is no traffic safety requirement for it.

“The officer’s report sets out clearly the many benefits of the scheme, including the new pedestrian crossing across Cambridge Road, the high sustainability standards of the new housing and, of course, the very significant need for affordable housing, both in the local area and across the district as a whole. In determining the planning balance on this application, members of the Planning Committee must prioritise the need for affordable housing, remembering that the 2,400 people on the Housing Register are all existing residents of the borough in need of a home.

“We therefore request that members prioritise the benefits of this proposal and vote to grant planning permission for this scheme. If you have any questions about the proposals, I would be happy to answer them.”

Members were asked if they had any questions for the agent.

Cllr David Brown asked why the developer had applied for permission for 83 homes five months ago, instead of asking for 126 homes. Mr Frost replied that the Housing Association had a mandate to deliver affordable housing. The site was appropriate for affordable housing and had the capacity for more units. He saw no issue with attempting to maximise the benefit of the site by attempting to build more affordable homes where it was required.



In reply to Cllr Chika Akinwale, Mr Frost replied that he did not agree with the suggestion that increasing the number homes on the site would increase the existing road safety issues. The play areas for the site had not been determined, but a larger development would need a larger play area. He recognised the need to make these accessible.

Cllr Akinwale asked about the involvement of Just Build Homes in the consultation process. Mr Frost replied that the methodology used by Just Build Homes ensured that they promoted appropriate sites for development. They then used social media to contact supporters. Consent was required before messages were sent out on a supporter's behalf. Evidence could be produced to show that such support was genuine.

Cllr Christine Colbert asked if access to the A1123 had been considered to ensure that the new settlement had two access points. Mr Frost stated that there were no plans for this and the Highways Agency would not support a second access point.

Cllr Christine Ambrose Smith stated that the newly elected Mayor of Cambridgeshire and Peterborough supported the dualling of the A10 and she asked how this would impact on the scheme. Mr Frost replied that he was not aware of this and the application already had consent for access to the A10. It was understood that the Highways Agency did not support restricting the access to the A10 as a left turn only road, due to challenges in enforcing it.

In reply to Cllr Keith Horgan, Mr Frost stated that the new application added about three hectares to the development, but no homes would be built any nearer the A10.

Mr Frost assured Cllr Martin Goodearl that the extra parking spaces necessary for the additional 43 homes had been taken into consideration. The increase in traffic numbers were considered by the Highways Agency to be within what they believed to be safe and acceptable. He further added that the local school would have the capacity to cope with the extra children resulting from the additional homes.

Mr Frost explained that the homes would be built to Passivhaus standards and this would reduce noise with the buildings being airtight.

Cllr Gareth Wilson suggested that this was not the ideal location for so many additional affordable homes, which would put a strain on existing infrastructure and add to the traffic. Mr Frost replied that Stretham and the surrounding villages had considerable need for affordable housing.

The meeting was interrupted for approximately ten minutes as the livestream had disconnected. Cllr Christine Ambrose Smith left the meeting at 4:30 pm.

The Chair invited comments from officers.

The Major Projects Planning Officer explained that officers did not consider there was sufficient local need to justify the increase in the number of homes. Local was defined as Stretham and Little Thetford. The report explained that it was not the purpose of a rural exception site to deliver affordable housing to meet the needs of the surrounding villages. It was noted that the proposed scheme was an outline so issues such as play areas would be dealt with under reserved matters. The report had given weight to the comments received via the Just Build Homes website, irrespective of concerns regarding the validity of some of the comments.

In reply to Cllr Keith Horgan, the Major Projects Planning Officer confirmed that the report gave three reasons for refusing the application. Cllr Horgan asked how 126 was worse than 83 homes in terms of character and landscape, when none of these units would be built any closer to the A10. The Major Projects Planning Officer explained that the proposed development could be viewed from a variety of different viewpoints, including the A1123. The proposed increase in the size of the development would encroach quite significantly into low lying areas of the countryside.

In reply to Cllr Keith Horgan, the Major Projects Planning Officer acknowledged that the Section 106 agreement could be addressed at a later stage and if the matter went to appeal this reason for refusal it was unlikely that it would be defended. The matter was not insurmountable, but the application could not be determined positively in the absence of this legal obligation.

In reply to Cllr Keith Horgan, the Major Projects Planning Officer explained that policy HOU4 stated that a demonstrable local need was required for a rural exception site. It was noted that it was not the responsibility of these sites to absorb a district wide need and the approved application for 83 homes met this need. It was understood that the Council had underdelivered on its affordable housing targets since 2011, but that a more accurate understanding of undersupply should be measured against delivery since 2020, as this had been informed against the GL Hearn report prepared in 2021.

It was noted by Cllr David Brown that future developments at Burwell and Soham would help the Council to deliver its future housing targets. In reply to Cllr Brown, the Major Projects Planning Officer confirmed that other larger development sites would contribute to the district's affordable housing provision.

In reply to Cllr Christine Colbert, the Major Projects Planning Officer reported that the Highways Agency expected 85 cars to leave the site and 82 cars to return to and from the 126 homes at peak times. There was appropriate capacity at the early years centre and the primary school on site for 126 homes, as the application for homes at Wilburton had been withdrawn.

In response to Cllr Bill Hunt, the Major Projects Planning Officer confirmed that the combined housing need for Little Thetford and Stretham was slightly below the figure for the 83-units approved in the previous year.

In response to Cllr Chika Akinwale, the Major Projects Officer confirmed that should the application be approved, this would need to be supported by a motion to delegate authority to officers to impose conditions and secure a Section 106 legal obligation in line with the committee report and recommendations of the statutory consultees.

The Committee moved into debate.

Cllr Gareth Wilson agreed with officers that this application for 126 homes was too many for this particular village and its infrastructure. He acknowledged the need for housing, but the agreed development for 83 homes was sufficient to meet local need and the Committee should stay with its original decision. He also acknowledged the visibility of the proposed development from the A1123, and that the site did not really form part of Stretham.

Cllr Keith Horgan asserted that the district needed more affordable housing, historically the Council had not met its targets and the definition of what was local was subjective. He proposed that the application should be approved.

The Chair stated that the 83 homes exceeded the affordable housing needs for Stretham and Little Thetford, so he would be supporting the officer's recommendation.

Cllr Chika Akinwale expressed concern regarding access and traffic safety. She wanted assurance regarding these matters before supporting the application.

Cllr Gareth Wilson proposed and Cllr David Brown seconded the recommendations in the report. A vote was taken and with 7 votes in favour, 1 vote against and 2 abstentions:

It was resolved:

To **refuse** planning application 24/01135/OUM, on the grounds set out in report Z172.

## **89. 24/01323/FUL – The Heartlands Pools Road, Wilburton**

Harmeet Minhas, Senior Planner presented a report (Z173, previously circulated) recommending approval for the retrospective siting of a mobile home and a touring caravan on the Heartlands Pools Road, Wilburton, Ely.

Mr Philip Kratz, objector, made the following statement:

"Firstly, apologies for circulating the e-mail last night. I did succeed in being in two places at once today, I was in a telephone video conference at the same time. I circulated the email just in case I could not get here today. Of course I copied it to your officers, so they could comment if they wanted to.

"Secondly, as a lawyer I am always happy to hear the Planning Committee talk of the need for evidence and although I was popping in and out of the meeting



I heard the members explain the need for evidence and I heard the officers reiterate the need for evidence both in the application for a farmhouse and also in the proposal at Stretham as well, with evidence required for housing need. I say that by way of context.

"I act for the owners of the nearest dwelling, "Woodlands", which is a bed and breakfast establishment. It is more elevated than this site. When you stand in the tourist accommodation in "Woodlands" and look out, you do actually see quite a lot of countryside. Unlike the billiard table below, "Woodlands" is elevated and the visitors, and I've seen the comments in the visitors' book, totally appreciate the outlook. That is not to say that it is the view but it is the character and appearance of the locality and despite the fact that Grunty Fen leads on to White Cross Road, nonetheless that vista is a genuine elysian paradise.

"The context of this is enforced by not one but four refused applications on the nearby site and adjacent site which was reiterated at appeal. It is always possible to distinguish appeal decisions, nonetheless the impact on the character and appearance of the countryside was reiterated and although this is only the frontage of the site, nonetheless the words that springs to mind is totally incongruous. There is an incongruity about this site, despite the fact that it is in Grunty Fen.

"In regard to the actual material considerations, I will start off with the principal development. Your officers suggest that there is an unmet need for gypsy accommodation. They do that on the basis of a hunch, because there is absolutely no empirical evidence to back that up at the moment. The GTAA, the needs assessment that the Council uses, was shared with about nine other authorities and I have been involved in applications both for and against gypsy accommodation in Huntingdonshire and Kings Lynn and West Norfolk who share the same empiric base and they are all in the same position, there is a miasma surrounding the numbers and the need, but one thing everyone agrees on is that there is no demonstrable need. So therefore, I have to say that the officer report does not contain any factual evidence of that actual need.

"Currently all of the gypsies and travellers in East Cambridgeshire are on authorised sites and that is due to quite an enlightened view going back 40 years, when we started giving those permissions and encouraging family ownership, but this site is almost entirely in flood zone risk category 3 and I was just getting out my PPG to refer to, and I'm going on to evidence. If you are going to put permanent residential caravans, classed as highly vulnerable, into a flood zone 3 area the sequential test must be carried out and passed and there is no evidence that there has been a sequential test in this case.

"With regards to national planning policy, the proposal should be considered against your Local Plan and the policies ENV1, ENV7, ENV8, CM7 and HOU9. It fails on these criteria.

"For all those reasons, my clients hope that you will refuse this application. This is also reinforced by the ministerial statement, which changed decades of

planning law, which said that you are entitled to take into account the retrospective nature of the application. I am happy to take questions.”

There were no questions from members of the Committee for Mr Kratz.

Amy Richardson, agent, made the following statement:

“The planning officer has very clearly set out the policy aspects of the case, but given this is a retrospective application, I thought it might be helpful to the members to just understand the background to this application.

“The applicant and his family are travellers, and in 2017 the applicant applied to go on one of the Council’s local traveller sites. However, given there are only sites at Wentworth and Earith now, they were advised that the wait would be at least 12 to 18 months and, in fact, all the time they were on the list, they were never offered a pitch. They know a lot of people who are still on the waiting list and are not able to get a pitch.

“The applicant has subsequently married and now has two small children and they were living over with his father at Rampton on a pitch, but with his expanding family, that pitch became too crowded. Overcrowding is an issue on a lot of these sites at the moment and he could not accommodate his horse stock.

“The applicant had his name down for one of the ten pitches, on the neighbouring site, but that was not granted consent, so he could not relocate from Rampton as planned.

“The applicant is a landscape gardener, with the majority of his work in the Ely and surrounding villages area. He was gifted this site by his father in October last year, and whilst he does work full time as a landscape gardener, he does also use the site for equine purposes, as he owns a stallion, which needs quite a lot of care and attention.

“He did move on to the site without a planning permission in place for the residential use, but it was out of desperation, he needed to ensure he had an appropriate place for his family to live. He was getting nowhere waiting for a Council pitch to become available, and there were no existing traveller sites with permission he could purchase.

“As you have heard from the officer, the site did have planning permission for an equine use. I am not sure if members have seen the built form that went with that planning application but it was for a courtyard of 19 stables, a large equine development, with a considerable amount of auxiliary accommodation, such as kitchens, offices, store rooms and there was a very large parking area, with a horsebox turning facility.

“The red edged location plan for this application echoes that for the stable site, so no new built form can go beyond that line. There is no depth to this development, it is predominately frontage only, which reflects the comments of the Inspector in recognising that development away from settlements, in this



vicinity, "is sporadic and focused along straight road frontages". So, the built form here echoes the 2013 planning application.

"The policy in HOU 9 is looking to avoid "Significant adverse impact on the character and appearance of the countryside". The key word is "significant". Whilst there will be some impact from this development it would not be any greater impact than the equine site with the parking area which was granted permission in 2013.

"Whilst it's always unsatisfactory when an application is retrospective, the applicant was at his wits end in terms of wanting to be able to provide a home for his family. He had tried to do things the correct way and put himself on the Council's waiting list, but plots for the existing pitches were not coming forward.

"The Council has acknowledged that they do not have an up to date 5-year supply of deliverable sites. This has been accepted previously in other recent approvals in the locality and acknowledged by an Inspector on a recent appeal.

"Just a quick mention about flooding, because this has been dealt with on appeal. A detailed Flood Risk Assessment was submitted with the application, which demonstrates the land was unlikely to be at risk of flooding. It was only in Flood Zone 3 due to outdated mapping and there would need to be catastrophic failure of defences and the pumping system for this site to flood. This has been dealt with by the site Inspector and our flood risk assessment.

"The planning officer's report details the planning policy and confirms why the application is policy compliant. It does also explain that an Inspector's decision does carry significant weight in the decision-making process. On that basis we would invite you to support the officer's recommendation that this application would contribute to an unknown level of need in the district, and that any harm that would arise to the setting of the countryside would be outweighed by the proposal on bringing forward a much-needed pitch."

Members were asked if they had any questions for the agent.

In reply to Cllr Keith Horgan, the applicant explained that he owned all the land on the site up to the hedge.

In reply to Cllr Christine Colbert, the applicant explained that the equine centre, which had planning permission, had not been built due to its cost. Water and electricity were supplied to the site and the caravan had gas and a septic tank.

The Chair asked if members had any questions for the officer.

In reply to Cllr Keith Horgan, the Strategic Planning and Development Management Manager confirmed that it was usual in these applications to restrict occupancy of the site to Travellers.



In reply to Cllr Chika Akinwale, the Senior Planner explained that officers were satisfied that the application met the criteria as laid out in HOU9 and the other relevant Council policies.

In reply to Cllr Martin Goodearl, the Senior Planner expected that the property would receive a regular waste and recycling collection service from the Council.

The Committee moved into debate.

On Cllr David Brown's request, it was agreed that a condition be added to delegate authority to the Strategic Planning and Development Management Manager to ensure that occupancy on the site was restricted to Gypsies and Travellers.

Cllr Chika Akinwale proposed and Cllr Keith Horgan seconded the recommendations in the report with the above added condition and with 8 votes in favour, 2 votes against and 0 abstentions

It was resolved:

- (i) To approve planning application 24/01323/FUL.
- (ii) That delegated powers be given to the Strategic Planning and Development Management Manager to include a condition restricting occupancy of the site to Gypsies and Travellers.

## **90. Planning performance report – March 2025**

David Morren, Strategic Planning and Development Management Manager, presented a report (Z174, previously circulated) summarising the performance of the Planning Department in March 2025.

It was resolved unanimously:

That the Planning Performance Report for March 2025 be noted.

## **91. Annual performance in resolving planning enforcement cases**

David Morren, Strategic Planning and Development Management Manager, presented a report (Z175, previously circulated) summarising the annual performance of the enforcement team.

It was resolved:

That the Annual Performance in Resolving Planning Enforcement Cases be noted.

## **92. Exclusion of the Press and Public**

Cllr Keith Horgan proposed and Cllr David Brown seconded that the meeting should go into private session. It was resolved unanimously:

That the press and public be excluded during the consideration of the remaining item because it is likely, in view of the nature of the business to be transacted or the nature of the proceedings, that if members of the public were present during the items there would be disclosure to them of exempt information of Categories 1, 2 and 7 of Part 1 Schedule 12A to the Local Government Act 1972 (as amended).

### **93. Quarterly Performance in Resolving Planning Enforcement Cases – Exempt**

The Committee considered a report (Z176 previously circulated) which considered the Quarterly Performance in Resolving Planning Enforcement Cases. David Morren, Strategic Planning and Development Management Manager, explained that quarterly reports on enforcement would now be considered by the Committee every three months.

Members of the Committee asked for updates on a number of cases.

Cllr Keith Horgan requested that future reports include details of the action taken in cases where the enforcement notice had been complied with.

It was resolved that:

The Quarterly Performance in Resolving Planning Enforcement Cases be noted.

The meeting concluded at 6:00 pm.

Chair.....

Date.....

**24/00924/RMM**

Millstone Park  
Newmarket Road  
Burwell

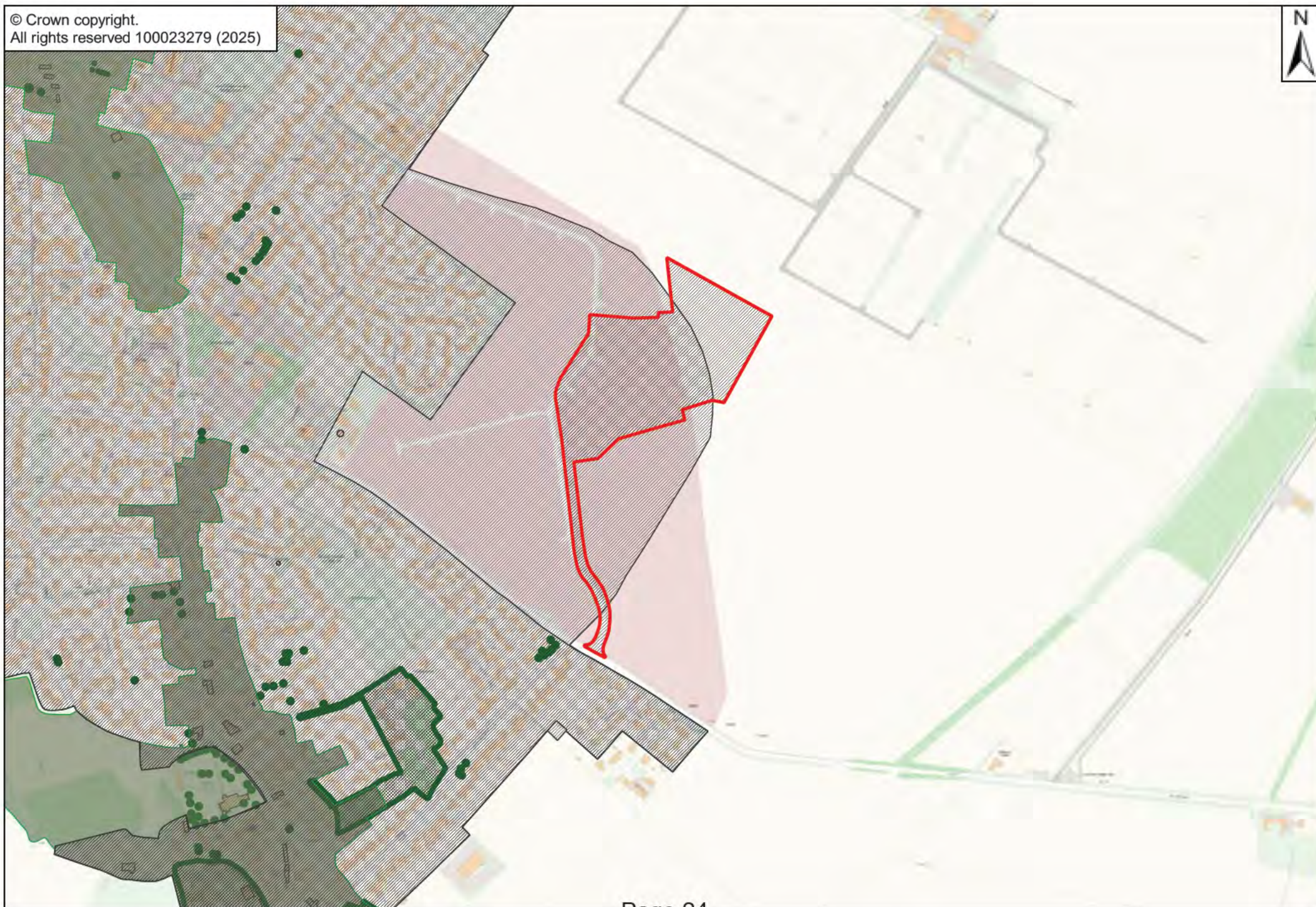
Reserved matters application for approval of layout

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

<http://pa.eastcambs.gov.uk/online-applications/simpleSearchResults.do?action=firstPage>











24/00924/RMM

Millstone Park  
Newmarket Road  
Burwell

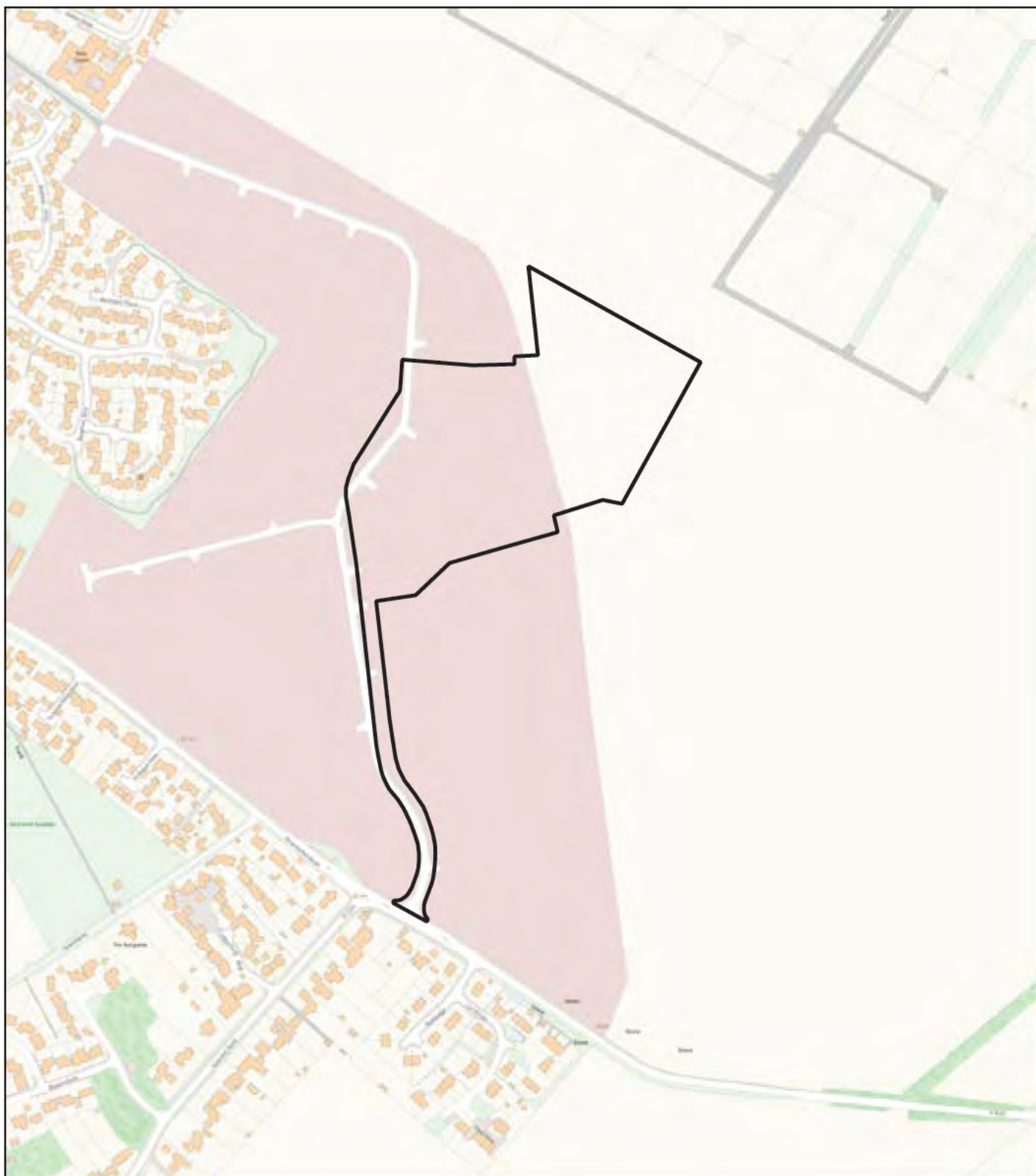


East Cambridgeshire  
District Council

Date: 20/05/2025  
Scale: 1:10,000



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24/00924/RMM

Millstone Park  
Newmarket Road  
Burwell



East Cambridgeshire  
District Council

Date: 20/05/2025  
Scale: 1:5,000



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**TITLE: 24/00924/RMM**

Committee: Planning Committee

Date:

Author: Planning Team Leader

Report No: AA8

Contact Officer: Dan Smith, Planning Team Leader  
dan.smith@eastcambs.gov.uk  
01353 616306  
Room No 011 The Grange Ely

**Site Address: Millstone Park Newmarket Road Burwell CB25 0BA**

**Proposal: Reserved matters application of the approval of layout, scale, appearance and landscaping (Phase 3) comprising full details of the 61 dwellings including internal roads, parking, open space, landscaping, sustainable urban drainage and ancillary infrastructure pursuant to 15/01175/OUM to provide up to 350 dwellings (including affordable housing provision) with associated open space, sports provision, access and infrastructure (as varied by 15/01175/NMAA and 15/01175/NMAB)**

**Applicant: This Land Limited**

**Parish: Burwell**

**Ward: Burwell**

Ward Councillors: David Brown  
Lavinia Edwards

**Date Received: 3 September 2024**

**Expiry Date: 6 June 2025 (by agreed extension of time)**

**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 heard by committee because Committee resolved when it determined the outline permission to which this application relates that future reserved matters applications would be considered by Committee.

## **2.0 SUMMARY OF APPLICATION**

- 2.1 The application relates to part of the Millstone Park site in Burwell which benefits from an Outline permission for up to 350 dwellings as well as the approved main access. The part of the site to which the application relates is one of the parcels identified for the delivery of housing as part of the Outline permission, as well as an area of the perimeter landscape belt for the wider site and a section of the central green area.
- 2.2 The application seeks approval of the reserved matters of layout, scale, appearance and landscaping which were reserved for future consideration as part of the approval of the outline planning permission for the wider site. The decision notice for the outline permission can be found at Appendix 2.
- 2.3 The scheme comprises the provision of 61 dwellings, as well the internal access roads, areas of open space, parking and garaging, landscaping and drainage features. The 61 dwellings provided would, when considered alongside the other reserved matters approvals for housing already given, take the total dwellings approved on site to 350, which is the maximum approved by the outline permission. The legal agreement completed in respect of the outline permission requires a provision of 40% of the dwellings as affordable homes, however the applicant proposes that this scheme would be delivered as 100% affordable housing.
- 2.4 The application has been amended during the course of its consideration to make adjustments to the layout and design of the proposed housing, address comments from statutory consultees and increase the area of the parcel to include more land to the south of the proposed housing.
- 2.5 The full planning application, plans and documents submitted by the Applicant can be viewed online via East Cambridgeshire District Council's Public Access online service, via the following link <http://pa.eastcambs.gov.uk/online-applications/>.

## **3.0 PLANNING HISTORY**

- 3.1 The relevant planning history for the parcel includes the outline permission to which the current application relates. That outline application followed an EIA Screening Opinion requests. Subsequently, the outline permission has twice been the subject of non-material amendments to make minor amendments to the wording of its conditions. A full application has also been approved in respect of the footpath/cyclepath link required by the outline permission.

### **14/00149/SCREEN**

Screening Opinion for Residential Development  
**Environmental Statement Not Required**  
26 February 2014

### **15/01175/OUM**

Redevelopment of land at Newmarket Road, Burwell to provide up to 350 dwellings (including affordable housing provision) with associated open space, sports provision, access and infrastructure.



**Approved**

31 October 2019

**15/01175/NMAA**

Non-material amendment to wording of Condition 14 (Energy and Sustainability Strategy) of 15/01175/OUM.

**Accepted**

8 December 2020

**15/01175/NMAB**

Non-material amendment to vary wording of conditions 2, 4, 5, 6, 10, 11, 12, 13, 16, 17, 18, 19, 28, 36 and 37.

**Accepted**

29 October 2021

**21/01771/FUL**

Provision of a shared cycleway/footway west onto Ness Road, landscape, drainage, and associated infrastructure.

**Approve**

2 November 2022

- 3.2 The following Reserved Matters applications have previously been made in respect of the outline permission for other parts of the site:

**19/01578/RMM**

Reserved matters for appearance, landscaping, layout and scale of planning application 15/01175/OUM (Phase 1)

**Withdrawn**

7 April 2020

**20/01755/RMM**

Reserved matters for internal access, layout, scale, appearance and landscaping for the provision of an internal spine road, landscaping and associated drainage and related infrastructure

**Approved**

13 July 2021

**21/01508/RMM**

Reserved matters infrastructure application (Phase 2) for internal access, layout, scale, appearance and landscaping for the provision of an internal spine road, landscaping and associated drainage and related

**Approved**

13 May 2022

**22/00420/RMM**

Reserved matters comprising layout, scale, appearance and landscaping for 138 dwellings, internal roads, parking, open space, landscaping, associated drainage and ancillary infrastructure for Phase 1 (Housing) pursuant to outline planning permission 15/01175/OUM (as varied by 15/01175/NMAA and 15/01175/NMAB)

**Approved**

10 November 2023

**22/00479/RMM**

Reserved matters for Layout, Scale, Appearance and Landscaping for Phase 2A for 133 dwellings, parking, internal roads, open space, landscaping, sustainable urban drainage and ancillary infrastructure pursuant to 15/01175/OUM (as varied by 15/01175/NMAA and 15/01175/NMAB)

**Approved**

10 November 2023

**24/00925/RMM**

Reserved matters application of the approval of layout, scale, appearance and landscaping (Phase 4) in relation to the internal road layout and plot sub division of 18 development plots within a self-build zone, together with associated landscaping, drainage and ancillary infrastructure (including a substation), pursuant to 15/01175/OUM to provide up to 350 dwellings (including affordable housing provision) with associated open space, sports provision, access and infrastructure (as varied by 15/01175/NMAA and 15/01175/NMAB).

**Approved**

15/5/2025

**4.0 THE SITE AND ITS ENVIRONMENT**

- 4.1 The wider application site for which outline permission was granted comprises 27.3 hectares (67.5 acres) of greenfield agricultural land and adjoins the existing built form of Burwell to the west and south. Open countryside adjoins the site to the east and the north, with Newmarket Road defining the south-west boundary of the site. To the west the wider site bounds Melton Farm, the Felsham Chase housing estate and other residential streets.
- 4.2 The wider site is allocated for residential development for approximately 350 dwellings, in the East Cambridgeshire Local Plan 2015, under Policy BUR1 – Housing allocation, land off Newmarket Road, and was granted outline permission in 2019 as detailed above.
- 4.3 The current application site is a parcel of land to the east of the primary spine road occupying the central portion of the eastern side of the wider site. It is located to the north of the proposed area for sports pitches and to the immediate south of recently approved self-build parcel. The parcel is approximately 4.5 ha (~11.1 acres) in total. There is an area of open space proposed adjacent to the spine road either side of which two of the three vehicle accesses into the parcel form a crescent leading to an east-west street. The other access into the parcel is taken from further north on the spine road leading to another east-west street which also serves a north-south cul-de-sac. A central housing area is proposed as well as a large area of open space along the eastern side of the parcel up to the eastern boundary of the wider site. An internal north-south road separates the housing from that open space and would connect to the perimeter access road serving the self-build parcel to the north. To the south of the housing parcel a temporary landscape buffer has been provided within the application site.
- 4.4 The wider site was previously arable agricultural land. It has since been topsoil stripped and some elements of the previous reserved matters approvals for

infrastructure, such as the primary spine road, have been implemented on site. The site is located within Flood Zone 1, meaning it is at the lowest risk of flooding from fluvial flooding, and is at a very low risk of flooding from surface water.

## **5.0 RESPONSES FROM CONSULTEES**

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

### **Parish - 25 September 2024 and 6 May 2025**

The Parish Council does not object and notes it continues to favour non-fossil fuel heating. It raised questions in respect of the progress on site more generally and matters regarding the sports hub land [which does not form part of this application].

### **Local Highways Authority - 2 December 2024 and 31 March 2025**

Does not object but states that the design of the easternmost road without a turning head means it could not be offered for adoption by the LHA separately to other phases, but that the exact areas offered for adoption as part of each phase can be determined as part of the Section 38 process. Requests a bin collection plan and notes the need for amendments to a hard landscaped margin to visitor bays as well as some minor changes drainage channels. Notes that proposed verges shown lined with trees will need to be wide enough to accommodate said trees and that these will not be adopted by the LHA.

It later confirmed that amendments had addressed its concerns in respect of bin collection and visitor parking bays. It noted that a ramp for the proposed raised table is shown directly outside the access to plot 54 which is not recommended.

### **Lead Local Flood Authority – 21 November 2024**

Noted that the surface water drainage strategy was as per the discharge of condition information and that its comments on that scheme were that it was acceptable with the scheme variously using permeable paving, an infiltration basin, an existing surface water system and private soakaways for the dwellings. It also considered the submitted maintenance strategy acceptable.

### **Anglian Water Services Ltd - 25 September 2024**

Does not object to the scheme. Notes there are assets owned by Anglian Water or those subject to an adoption agreement within or close to the development boundary. States that the foul drainage from this development is in the catchment of Burwell Water Recycling Centre that will have available capacity for these flows, that the impacts on the public foul sewerage network are acceptable and that as the surface water drainage infrastructure is outside of its jurisdiction and it does not wish to comment on that element. It notes that onsite sewers will be considered private until their adoption by Anglian Water.

### **Environment Agency - 9 October 2024**

Does not object and notes Anglian Water's acceptance of the foul water drainage scheme. States that as infiltration drainage is proposed for surface water, no discharge permits would be required.

### **Cambridgeshire Archaeology - 11 September 2024**

Does not object or require further conditions as archaeological fieldwork has been completed across the development area. Notes it is currently working with the applicant's archaeological contractor over the remaining post-excavation requirements and reporting.

**ECDC Waste Strategy (ECDC) - 21 November 2024**

Commented on general requirements for waste collection across the site and in detail on the collection proposals for plots 26-29. It requested details of the bin collection arrangements for those properties (which are on a private drive) and commented on the size of the bin store provided. Minor changes to the scheme have since been made and the team has confirmed that these are sufficient to address its concerns.

**ECDC Environmental Health - 11 September 2024**

Does not object to the scheme or the proposed lighting, noting it is a highways lighting scheme.

**ECDC Trees Team - 29 November 2024**

Does not object and states the submitted soft landscaping scheme is of high quality with suitable trees and hedges for the development's layout and that the submitted Landscape Management Plan provides appropriate management specifications that are suitable for the site.

**Sport England - 12 September 2024**

Does not object and notes the development does not fall within either its statutory remit or non-statutory remit. Notes that if housing would generate additional demand for sport which cannot be met then new and/or improved sports facilities should be secured.

**Cambridgeshire Fire And Rescue Service - 2 October 2024**

Does not object and notes general requirements regarding the provision of fire-fighting facilities.

**Ward Councillors - No Comments Received**

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

**NHS England - No Comments Received**

**HSE (Planning Advice Team) - No Comments Received**

**Strategic Planning - No Comments Received**

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

**Community & Leisure Services - No Comments Received**

**Cambridgeshire County Council Education - No Comments Received**

**West Suffolk District Council - No Comments Received**

**Conservation Officer** - No Comments Received

**Housing Section** - No Comments Received

**Enforcement Section** - No Comments Received

**Design Out Crime Officers** - No Comments Received

**Cadent Gas Ltd** - No Comments Received

- 5.2 A site notice was displayed near the site on 27 September 2024 and a press advert was published in the Cambridge Evening News on 19 September 2024.
- 5.3 Neighbours – 420 neighbouring properties were notified. One response was received expressing concern in respect of the impact on residential amenity of local residents highways safety and parking, the number of dwellings proposed (350) and whether there were going to be two and three bedroom dwellings and dwellings for first time buyers. It is noted that several of the concerns raised were in respect of the impact of the wider development of the site for 350 dwellings. A full copy of the responses are available on the Council's website.

## **6.0 THE PLANNING POLICY CONTEXT**

- 6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires a planning application to be determined in accordance with the Development Plan unless material planning considerations indicate otherwise. The Development Plan for the purposes of this application comprises the adopted East Cambridgeshire Local Plan (2015, as amended 2023) and the Cambridgeshire and Peterborough Minerals and Waste Local Plan (2021).
- 6.2 *East Cambridgeshire Local Plan 2015 (as amended 2023) [LP]*
- |          |  |
|----------|--|
| GROWTH 2 | Locational strategy                                    |
| GROWTH 3 | Infrastructure requirements                            |
| GROWTH 4 | Delivery of growth                                     |
| GROWTH 5 | Presumption in favour of sustainable development       |
| HOU 1    | Housing Mix  |
| HOU 2    | Housing density  |
| HOU 3    | Affordable housing provision                           |
| ENV 1    | Landscape and settlement character                     |
| ENV 2    | Design   |
| ENV 4    | Energy efficiency and renewable energy in construction |
| ENV 7    | Biodiversity and geology                               |
| ENV 8    | Flood risk   |
| ENV 9    | Pollution  |
| ENV 14   | Sites of archaeological interest                       |
| COM 4    | New community facilities                               |
| COM 7    | Transport impact                                       |
| COM 8    | Parking provision                                      |
| BUR 1    | Housing allocation, land off Newmarket Road            |
- 6.3 Supplementary Planning Documents [SPD]

*Design Guide – Adopted March 2012*  
*Flood and Water – Adopted November 2016*  
*Contaminated Land - Adopted May 2010*  
*Developer Contributions and Planning Obligations – Adopted May 2013*  
*Natural Environment SPD – Adopted September 2020*  
*Climate Change – Adopted February 2021*

- 6.4 *Cambridgeshire & Peterborough Waste and Minerals Local Plan 2021 ('CPWM')*  
 Policy 14 Waste management needs arising from residential and commercial development
- 6.5 *National Planning Policy Framework (December 2024)*
  - Section 2 Achieving sustainable development
  - Section 4 Decision-making
  - Section 5 Delivering a sufficient supply of homes
  - Section 6 Building a strong, competitive economy
  - Section 8 Promoting healthy and safe communities
  - 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
  - Section 16 Conserving and enhancing the historic environment
- 6.6 Planning Practice Guidance

## **7.0 PLANNING MATERIAL CONSIDERATIONS AND COMMENTS**

### **7.1 Principle of Development**

- 7.2 The site is part of a wider site which benefits from an outline planning permission for the provision of 350 dwellings and other infrastructure. That outline permission was granted on the basis that the site is allocated for residential development in the Local Plan. On that basis, the overriding principle of residential development on the site is acceptable.
- 7.3 The outline permission reserved consideration of the detailed matters of layout, scale, appearance and landscaping, requiring the submission of details of those matters at a later stage. This current application is made in that regard.
- 7.4 The principle of development is therefore acceptable in accordance with LP policies GROWTH 2 and BUR 1. The detailed consideration of this current application below, assesses whether the detailed matters pursuant to the Outline planning permission accord with the development plan when taken as a whole.

### **7.5 Housing numbers, affordable housing and housing mix**

#### **7.6 *Housing numbers***

- 7.7 The proposed scheme provides 61 dwellings which, given the previous approvals on other parcels, would bring the level of housing development across the wider site up to the maximum 350 houses permitted under the outline permission.
- 7.8 The current scheme does not use all of the land allocated for housing under the outline, leaving an area of land to the south of the parcel and to the north of the area allocated for sports pitches undeveloped. The illustrative masterplan submitted with this current application shows a sketch scheme of housing provision on that area of land, however this is outside of the application site and is not being considered as part of this application. Were the current application to be approved, and the outline permission 'maxed out' in terms of housing numbers, any development of the land between the site and the sports pitches would have to come forward under a new, full application as it could not be accommodated within the current approved outline permission because this would result in the number of dwellings approved under the outline being exceeded.
- 7.9 The extent to which this development strategy is relevant to the current application is restricted to considerations of the density of the development proposed on the current parcel and whether measures can be put in place to suitably landscape the southern edge of the proposed development in the event that no future application/permission is forthcoming for the land to the south, to avoid a fait accompli in respect of any such future application. Those issues are discussed in more detail in the design section of this report, below.
- 7.10 *Affordable housing*
- 7.11 In line with policy HOU 3, the s106 agreement relating to the outline permission requires that 40% of the dwellings on this parcel are affordable homes which would require that 25 of the dwellings to be affordable. However, the applicants are proposing that the parcel would be delivered as 100% affordable housing, meaning that an additional 36 affordable houses would be delivered on site. The proposed development is therefore an over-delivery of affordable housing, but in any case meets the requirements of the s106 agreement and policy HOU 3.
- 7.12 The overage of affordable housing above the policy-compliant level would not be secured by any new or amended legal agreement as part of the granting of permission. This is because the policy requirement for affordable housing remains at 40% and it is the developer's choice to deliver the balance of the housing as affordable housing.
- 7.13 The Strategic Housing Team supports the application as it will deliver 70% affordable and 30% shared ownership units in accordance with the s106 agreement.
- 7.14 *Housing mix and tenure*
- 7.15 LP policy HOU 1 states that housing developments should provide an appropriate mix of dwelling types and sizes that contribute to current and future housing needs as identified in the most recent available evidence relating to the locality. LP Policy HOU 3 states that in respect of affordable housing, the precise mix in terms of tenure and house sizes of affordable housing within a scheme will be determined by

local circumstances at the time of planning permission. The latest Strategic Housing Market Assessment (SHMA) published in 2021 sets out a suggested mix of affordable housing as set out in columns 2 and 3 below. The application proposes the mix of affordable housing set out in columns 4 and 5:

| Bedrooms | SHMA<br>Min % | SHMA<br>Max % | Scheme<br>% | Scheme<br>Nos. | SHMA min nos.<br>@ 40% AH |
|----------|---------------|---------------|-------------|----------------|---------------------------|
| 1        | 15            | 25            | 7           | 4              | 4                         |
| 2        | 35            | 45            | 30          | 18             | 9                         |
| 3        | 25            | 35            | 57          | 35             | 6                         |
| 4+       | 5             | 15            | 8           | 4              | 1                         |

7.16 When compared to the SHMA minimums and maximums the mix overprovides for 3 bedroom houses whilst underproviding smaller units. However, as all of the housing is proposed to be affordable, the mix would achieve and exceed the required numbers of each house type required by a SHMA compliant mix for a 40% scheme (column 6 in the table above).

7.17 Were the development ultimately not delivered as 100% affordable housing, which might theoretically result in an under provision of certain sizes of affordable dwelling, the provisions of the s106 legal agreement require the submission of an Affordable Housing Scheme which defines which plots are affordable housing and their size and tenure. This obligation would allow the Council to ensure an acceptable mix of affordable housing in the event that the scheme was not delivered as 100% affordable.

7.18 The Council's Strategic Housing Team has confirmed the mix proposed will meet the housing needs of those households in Burwell as well as helping to meet the Council's overall affordable housing need for the district.

7.19 On that basis, the proposed development is considered to meet the requirements of policy HOU 3 and is acceptable in respect of the provision of affordable housing.

## 7.20 Design

7.21 LP policy ENV 1 requires new development to provide a complementary relationship with existing development and conserve, preserve and where possible enhance the distinctive and traditional landscapes and key views in and out of settlement. Policy ENV 2 requires that new development should ensure its location, layout, form, scale and massing and materials are sympathetic to the surrounding areas. Paragraphs 127 and 130 of the NPPF seek to secure visually attractive development which improves the overall quality of an area and is sympathetic to local character and history.

7.22 Policy HOU 2 states that the appropriate density of a scheme will be judged on a site-by-site basis taking account of:

- The existing character of the locality and the settlement, and housing densities within the surrounding area.



- The need to make efficient use of land.
- The biodiversity of the site and its surroundings and any heritage assets within or adjoining the site.
- The need to accommodate other uses and residential amenities such as open space and parking areas.
- Levels of accessibility, particularly by public transport, walking and cycling; and,
- The need to ensure that the residential amenity of new and existing dwellings is protected.

7.23 LP policy COM 7 requires that all development must ensure a safe and convenient access to the public highway. It also requires development to be designed in order to reduce the need to travel, particularly by car and should promote sustainable forms of transport appropriate to its particular location. Policy COM 8 requires development proposals to provide adequate levels of car and cycle parking and that the provision be made broadly in accordance with the Council's adopted standards.

#### 7.24 *Density*

7.25 In terms of density, the proposed scheme provides 61 dwellings at a net density of approximately 28 dwellings per hectare (dph) (~11.3 dwellings per acre (dpa)). This is considered relatively low density and, as was anticipated for this village edge parcel, is below the net densities of previously approved phases 1 and 2 which provided net densities of 32 dph (~13 dpa) and 31 dph (12.5 dpa) respectively. Due to the housing types chosen, the scheme provides a looser character along its eastern countryside edge than it does within the parcel and is considered to achieve an appropriate character relative both to the open space and countryside to the east and the denser housing parcels to the west. The proposed development is considered acceptable in respect of its density and therefore complies with LP policy HOU 2.

7.26 For this reason, the provision of the balance of the 350 dwellings on this scheme without using all of the land originally identified as housing land in the outline permission is considered acceptable.

#### 7.27 *Layout and Landscaping*

7.28 At its western edge the layout of the site provides the final piece of open space to complete the village green in the centre of the wider site as well as housing fronting the spine road. Access to the plot is taken from three access points directly off the primary spine road, two either side of the village green and one from a point further up the spine road. The site would also ultimately also be accessible via the permitter road around the self-build phase to the north of the site which would connect with the north-south road that separates the housing from the wider open space on this phase.

7.29 The northernmost access provides vehicle connection to dwellings on an east-west street as well as to a cul-de-sac running north. The two access points further south form the crescent around the village green and lead to a single tree-lines street running east-west to towards the open space.

- 7.30 That open space is a large area of open space and tree planting which runs along the eastern perimeter of the wider site and connects with perimeter open space and planting on adjacent to the self-build phase and Phase 2A housing parcels to the north. The open space would also provide for distinct areas of formal equipped play space and connecting pathways. The proposed landscaped open space is considered to be of a good quality and continues the approach to perimeter landscaping approved elsewhere on the wider site.
- 7.31 The tree-lined street is considered to provide an attractive greened link between the open space and the village green and would provide an attractive character to the street. The road and cul-de-sac to the north have a less formal level of landscaping, however this is considered to be acceptable given a significant number of trees are provided on frontages which would create streets with suitable soft landscaping. While there is no building terminating the view created northwards up the cul-de-sac, the soft landscaping proposed and high-quality boundary materials such as brick for the boundary to the north, would mitigate that lack and ensure that the cul-de-sac achieves a good quality of design.
- 7.32 The central village green is encircled by a crescent of detached houses which would reflect the approval taken to the village green on phases 1 and 2A, with the dwellings on plots 67 to 70 providing a good level of enclosure and scale to that key open space. The dwellings on plots 62 and 63 are set gable end on to the crescent by virtue of having to allow a vehicle access to be taken off the crescent to access parking for dwellings fronting the spine road and main street. While this weakens the sense of enclosure of the crescent somewhat, the application has been amended to provide additional tree planting has been provided to soften the rear parking court and provide enclosure on the crescent. The boundary treatments between plots 62 and 63 and around the parking area could also be conditioned to be brick walls as opposed to fencing which would give a greater level of formality to the enclosures. On that basis, on balance, that aspect of the scheme is considered to result in an acceptable character and overall the crescent area provides a high quality of design.
- 7.33 Elsewhere on the site, parking is largely provided on plot in tandem spaces between dwellings. This allows for clean, car free streets and an adequate level of parking provision. The cul-de-sac to the north has a tighter pattern of development with more frontage parking and this is considered to be consistent with the secondary, more informal character of the street. Visitor parking spaces are provided adjacent to the open space and the village green. The parking strategy across the phase is considered to be acceptable in terms of the character of the streets and open spaces that would result.
- 7.34 To the southern boundary of the parcel amendments have been made to the scheme to provide an additional 10 metre wide buffer strip of land behind the rear gardens of plots 67 to 79. The inclusion of this land provides an option in the future to landscape the buffer area to the rear boundaries of those properties more fully in the event that no further permissions for housing on land to the south are granted. This was considered necessary to ensure that in permitting this current application the future development of the land to the south was not made essential to mitigate the appearance of the proposed garden fencing which is overly domestic in its context adjacent to open space and which, due to the shape of the plots, is on an

uneven line. It would also allow for provision of a suitable termination of the access road between plots 75 and 76 and the continuation of the pedestrian walk between plots 68 and 69 in that event. A condition is recommended to be applied which requires that in the event that a permission for the development of the land to the south of the plot is not forthcoming a scheme for the landscaping of the buffer area is submitted for approval and implemented. On that basis, it is considered that the concern regarding the current application resulting in a fait accompli for a future application to the south is wholly mitigated.

7.35 On the basis of the above consideration, the layout and landscaping of the site is considered acceptable and sufficient to comply with the relevant LP policies.

7.36 *Scale and Design*

7.37 The proposed houses are two storeys in height across the scheme which is considered to be acceptable in terms of creating a suitable level of enclosure to streets, while being in keeping with the character of previously approved properties on the wider site and those existing on streets around the site.

7.38 The properties are largely detached and semi-detached and are considered to provide an attractive rhythm to the pattern of development on the main streets. On the eastern edge of the housing parcel, the dwellings facing the open space have been staggered to create a somewhat less formal building line and improvements have been made to their design during the course of the application process at the case officer's request. The result has been to create a looser character to the edge of the development facing the countryside.

7.39 The design of the houses is traditional and are well-proportioned and attractively detailed. Houses which sit on corner plots or have side elevations facing paths have been provided with windows and detailing on those return elevations, to ensure they have a presence on the street and to provide a sense of surveillance. Assuming good quality materials are selected, the proposed dwellings will provide a good quality development on this parcel.

7.40 Matters such as the final materials for the dwellings, precise boundary treatments and hard surfacing materials will be controlled by conditions requiring their details to be submitted.

7.41 **Residential Amenity**

7.42 The parcel is located well away from the nearest existing neighbouring properties to the south along Newmarket Road such that the built form of the development would cause no significant harm to the amenity of residents of those properties.

7.43 The construction phase of any large residential development poses potential amenity issues in respect of noise, dust and light pollution. The outline permission was granted subject to Condition 19 which requires that no development commence until a Construction Environmental Management Plan for that phase has been submitted and approved. That condition satisfactorily secures the mitigation of the impact of development phase on neighbours.

- 7.44 The layout and design of the dwellings would afford occupants an acceptable level of amenity and privacy. Back-to-back distances of 20 metres between dwellings have been achieved across the scheme and acceptable window to blank wall distances are also achieved.
- 7.45 Gardens on all plots exceed the standard set within the Council's Design Guide SPD of 50m<sup>2</sup>, albeit two pairs of dwellings (plots 30 and 31 and 32 and 33) have been provided with shared amenity space. This level of garden provision across the parcel is considered to provide an adequate level of residential amenity to future in accordance with the aims of the Design Guide.
- 7.46 As detailed in the highway safety and parking section below, parking provision is adequate for dwellings across the scheme, with all but two having two off street space and the other two properties having one space each. The two homes with one space are smaller units of which there are two and it is considered that the provision of only one space is unlikely to be significantly detrimental to the amenity of the occupants of those dwellings.
- 7.47 It is therefore considered that the proposed development would not cause any significant harm to the amenity of current Burwell residents and that it would provide an acceptable level of residential amenity to future occupiers of the scheme, in accordance with policy ENV 2 and the Design Guide SPD.
- 7.48 Highways safety and parking**
- 7.49 The LHA has confirmed that the road layout is acceptable in respect of highway safety and minor amendments have been made to the proposed plans to address its detailed comments. It notes that any other minor adjustments can be made as part of the highways agreements for the site.
- 7.50 Adequate access is provided for waste collection vehicles to access the site and turn within it providing acceptable arrangements for waste collection.
- 7.51 Parking provision across the parcel is provided in sensible locations with spaces associated with dwellings provided on plot or very close to the plots and generally well overlooked. All of the dwellings within the scheme are provided with two dedicated parking spaces, save for the dwellings on plots 30 and 31 which are provided with one each. The scheme therefore provides very close to the maximum parking standard set out in LP policy COM 8 of two car parking spaces per dwelling on average across the development.
- 7.52 The scheme also provides 16 visitor car parking spaces. This equates to one space per 3.8 dwellings which is very slightly above the recommended provision contained within policy COM 8 of up to 1 space per 4 dwellings. This on-plot and visitor parking provision is considered adequate.
- 7.53 The site will be well-served by cycle routes as the outline permission requires a new cycle path from north western corner of the site to Ness Road with cyclepaths to be provided along Newmarket Road to connect Burwell to Exning to the east. Policy COM 8 requires that cycle parking be provided at a level of 1 cycle space per dwelling. Such provision could be made in the garden sheds which are shown

indicatively on the layout plans and adequate provision would be secured by condition.

- 7.54 In order to ensure that an acceptable level of access and maintenance of streets is secured, conditions were applied to the outline permission relating to the construction of access roads, paths and cycleways and the management and maintenance of streets. Conditions relating to that the provision of access, turning and parking spaces and the ongoing provision of visibility splays be secured. These will both be secured by condition and the former will be sufficient to ensure that parking spaces on site be provided and retained in perpetuity. The gating of accesses and parking spaces would also be restricted by condition.

## **7.55 Historic Environment**

- 7.56 The parcel is far enough from designated listed buildings and the Burwell conservation area that it would not impact on their setting, particularly given the intervening residential parcels on the site.
- 7.57 The archaeological interests of the current site and wider site are significant and a condition was applied to the outline permission requiring that no development occur in a particular phase until a programme of archaeological work had been carried out.
- 7.58 An archaeological excavation conducted under that condition has been completed and the County Archaeology Team has confirmed that further investigative archaeological work is not required as part of the current scheme and that it is working with developer's archaeological contractors on the post-excavation reporting.
- 7.59 On that basis, the proposed development is considered acceptable in respect of its impact on the archaeology in accordance with LP policy ENV 14.

## **7.60 Ecology**

- 7.61 The outline permission established that across the wider site the ecological impact of the development of up to 350 homes could be acceptably mitigated and included a condition requiring the carrying out of the development in accordance with the key recommendations and precautionary methods contained within the ecological surveys submitted at the time of that application.
- 7.62 Those enhancement recommendations included the installation of bat tubes; bird boxes suitable for house martins, house sparrow, dunnock and starling; native and wildlife attracting planting; hedgerow boundary planting or along access roads; and reptile hibernacula such as log and rock piles. Such measures are considered to remain appropriate.
- 7.63 The documents considered as part of the outline application were necessarily general in scope as the layout of phases was unknown and it is therefore considered necessary to require the submission of a detailed ecological enhancement scheme for this phase. In addition to the on-plot provision, the landscaping of the open space areas will provide further ecological enhancement.

On the basis of the on-plot and open-space enhancements to biodiversity, the proposed development is considered to bring about an acceptable level of biodiversity enhancement and comply with LP policy ENV 7 and the Natural Environment SPD.

#### **7.64 Flood Risk and Drainage**

7.65 The site is at low risk of flooding and the outline application demonstrated that surface water could be dealt with on the wider site as it had been established that infiltration drainage was feasible. That application was granted subject to a condition requiring that detailed drainage schemes for each phase of development be submitted and approved prior to the granting of any Reserved Matters applications for that phase.

7.66 A detailed surface water drainage scheme has been submitted in respect of this phase and under discharge of condition application 15/01175/DISQ and the Lead Local Flood Authority has confirmed that it is acceptable and sufficient to satisfy the requirements of the condition. On that basis, it is considered that the scheme has demonstrated that it can adequately provide surface water drainage and is acceptable in that regard. As the drainage scheme is secured by condition on the outline, no further condition is required in respect of this reserved matters application.

7.67 The principle of the site to provide adequate foul drainage for 350 dwellings was considered at outline stage. Anglian Water advised that there was the capacity at Burwell Water Recycling Centre to accommodate the flows from the development. The outline permission was therefore granted subject to a condition requiring that no development commence until a foul water strategy has been submitted and approved. The applicant has submitted such a scheme under discharge of condition application 15/01175/DISQ and Anglian Water has confirmed it is acceptable.

7.68 On the basis of the above, the development is considered to comply with the requirements to provide adequate drainage in accordance with LP policy ENV 8.

#### **7.69 Energy and sustainability**

7.70 The outline permission considered the sustainability of the scheme and required the submission of an Energy and Sustainability Strategy alongside any reserved matters application for buildings, via condition 14 of that permission. Such a strategy has been submitted alongside this application. The measures identified within that strategy as feasible in this case are a fabric first approach to the construction of buildings which seek to reduce energy demands by building energy efficient buildings and the use of a mix of solar panels and air and ground source heat pumps. The strategy proposes that a combination of the fabric first approach to reducing energy demands and the use of air source heat pumps. It proposes energy and hot water be provided using electricity. It also details measures for the reduction of mains water consumption.

7.71 However, in any case, all new dwellings would need to comply with the latest Part L Building Regulations, which would exceed the carbon reduction that ENV 4 and CC1 seek to achieve. In this regard therefore, the development would automatically

meet and exceed the aims of CC1 and ENV 4. In essence, the requirements of the SPD and, as a result, the condition attached to the outline permission, have been superseded by latest Building Regulations - Part L.

- 7.72 On that basis, the proposed development is considered to comply with the requirements of condition 14 of the outline permission, LP policy ENV 4 and the Climate Change SPD.

**7.73 Other Material Matters**

*7.74 Fire-fighting*

- 7.75 Notwithstanding the comments of the Fire Service, condition 13 of the outline permission already satisfactorily secures that details of hydrants are to be agreed prior to commencement of development of each phase.

*7.76 Human Rights Act*

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

*7.78 Equalities and Diversity*

- 7.79 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.

**7.80 Planning Balance**

- 7.81 The proposed development is considered to be a good quality development of housing on a site allocated for housing development. The proposal would meet requirements for the provision of affordable housing and would, if it is delivered as 100% affordable housing, make an additional contribution to affordable housing in

the district over and above that required by policy. While that additionality would not be secured, it is nonetheless a notable likely benefit.

7.82 The development would complete the outline permission in the sense that it would use up the balance of the 350 dwellings permitted on the wider site. While it would do so on less land than envisaged by the outline permission and while this might bring about future full planning applications to develop that remaining land, as the development proposed in the current application is considered acceptable in terms of its density, character and appearance and would not rely on or prejudice the objective consideration of any future application, it is not considered that the delivery of the remaining housing on a smaller parcel causes any harm.

7.83 On that basis, the proposed development is considered consistent with the allocation of the site, the outline permission and the Local Plan and is therefore recommended for approval.

## **8.0 COSTS**

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

8.2 Unreasonable behaviour can be either procedural i.e. relating to the way a matter has been dealt with or substantive i.e. relating to the issues at appeal and whether a local planning authority has been able to provide evidence to justify a refusal reason or a condition.

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

## **9.0 PLANS**

9.1 The plans that follow 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.

9.2 Plan 1 – Location Plan

9.3 Plan 2 – Development Layout

9.4 Plan 3 – Detailed Layout

9.5 Plan 4 – Street Elevations 1

9.6 Plan 5 – Street Elevations 2

## **10.0 APPENDICES**

10.1 Appendix 1 – Recommended Conditions



## 10.2 Appendix 2 – Decision notice for outline permission 15/01175/OUM

### Background Documents

Documents on the planning register for 24/00924/RMM

Documents on the planning register for 15/01175/OUM

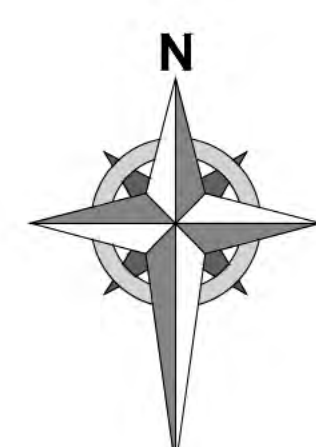
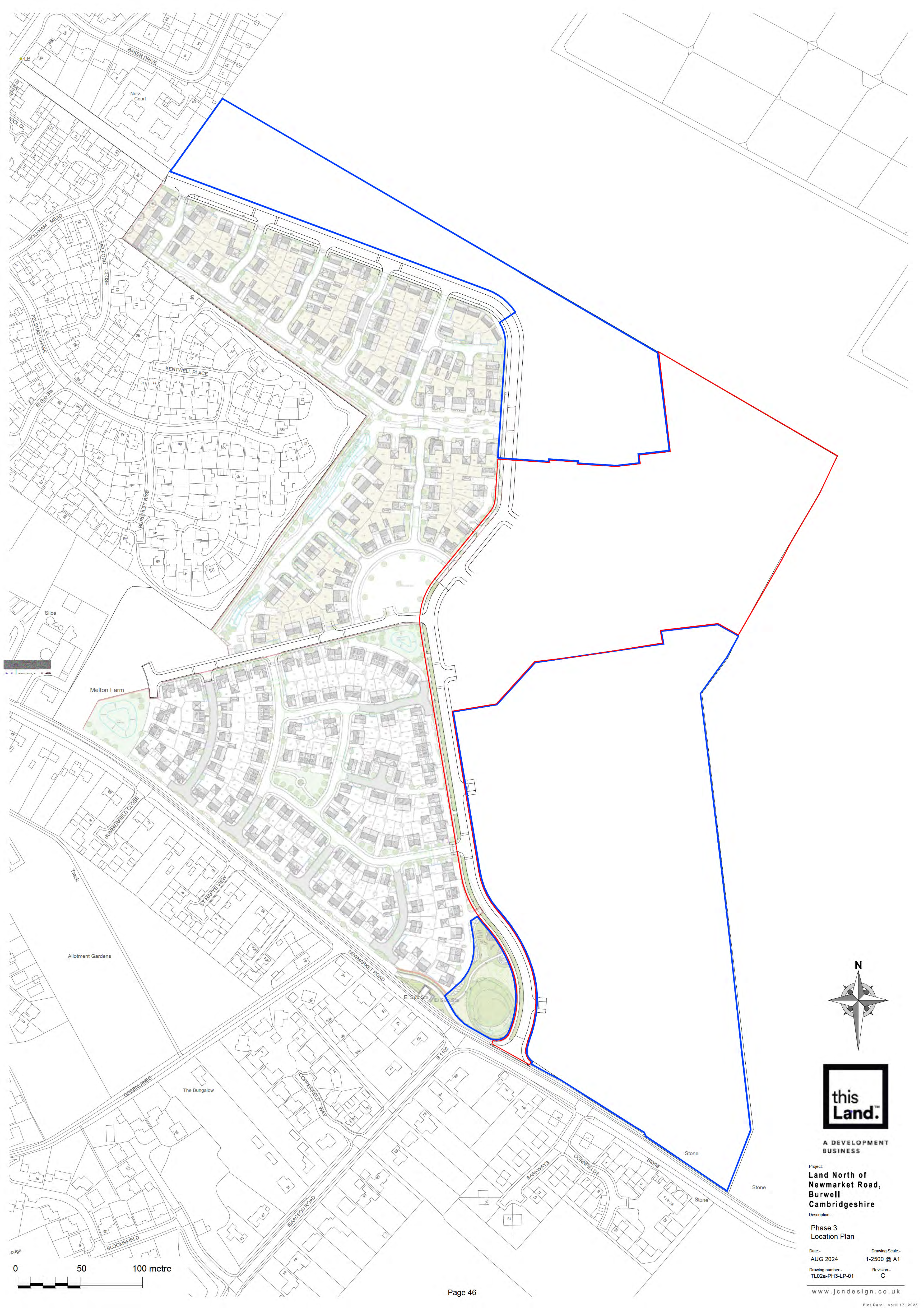
National Planning Policy Framework -

[https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/6077/2116950.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf)

East Cambridgeshire Local Plan 2015 (as amended 2023)

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





Project:-  
**Land North of  
Newmarket Road,  
Burwell  
Cambridgeshire**

Description:-  
**Phase 3  
Location Plan**

|                                     |                                |
|-------------------------------------|--------------------------------|
| Date:-<br>AUG 2024                  | Drawing Scale:-<br>1-2500 @ A1 |
| Drawing number:-<br>TL02a-PH3-LP-01 | Revision:-<br>C                |

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Development Area Schedules  
Phase 3A

Built Development

| no | Ref | Ref                       | Beds | Persons | Storey | m²    | ft²  | NDSS | M4(2) | en suite |
|----|-----|---------------------------|------|---------|--------|-------|------|------|-------|----------|
| 2  | AP1 | Ap1 GF                    | 1    | 2       | 2      | 50.0  | 538  | ✓    | ✓     | n        |
| 2  |     | Ap1 FF                    | 1    | 2       | 2      | 51.8  | 558  | ✓    | ✓     | n        |
| 18 | HA  | TL2B-867                  | 2    | 4       | 2      | 80.39 | 865  | ✓    | ✓     | n        |
| 22 | HB  | TL3B-1012                 | 3    | 5       | 2      | 94.0  | 1012 | ✓    | ✓     | n        |
| 13 | HC  | TL3B-1043-02 (Corner)     | 3    | 5       | 2      | 96.9  | 1043 | ✓    | ✓     | n        |
| 4  | HD  | TL4B-1204-01 (Wide Front) | 4    | 6       | 2      | 111.9 | 1204 | ✓    | ✓     | n        |

61

Grand Total

61

Self Building

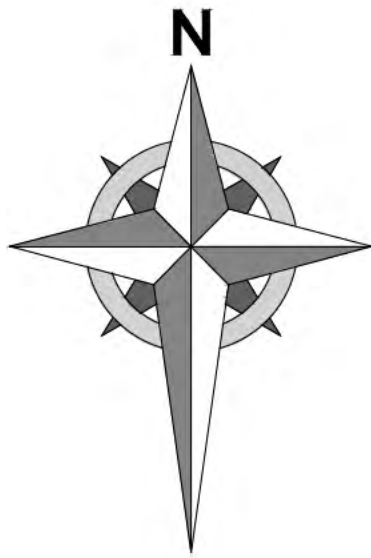
| no | Ref | Ref        | Beds  | Storey | m²  | ft²  | NDSS | M4(2) |
|----|-----|------------|-------|--------|-----|------|------|-------|
| 18 | SB  | Self Build | 3 / 4 | 2      | TBC | 1500 | ✓    | ✓     |

Grand Total

79

Landscaped  
Buffer  
( min 10m width )

- Block Paving 1
- Block Paving 2
- Footpath Asphalt
- Road Asphalt
- Honey Comb Grass
- Proposed Tree Planting
- Green Space
- Temporary Landscape Buffer
- 1.8m high brick wall
- Garage personnel door
- 22 Plot number
- 22 Self Build Plot Number
- 22 Allocated Parking
- Vp Visitor Parking Space
- Parking space 2.5m x 5m



A DEVELOPMENT  
BUSINESS

Project:-  
**Land North of  
Newmarket Road,  
Burwell  
Cambridgeshire**

Description:-  
**Phase 3  
Development Layout**

Date:-  
**AUG 2024**  
Drawing number:-  
**TL02a-PH3-PL-02**

Drawing Scale:-  
**1-500 @ A0**  
Revision:-  
**H**

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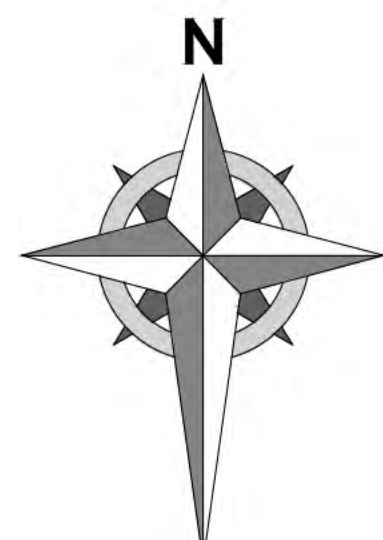




# Self Build

## Legend

- |  |                        |  |  |
|--|------------------------|--|--|
|  | Block Paving 1         |  | Temporary Landscape Buffer                             |
|  | Block Paving 2         |  | Shed ( 2 cycle spaces )                                |
|  | Footpath Asphalt       |  | 1.8m high close board fence                            |
|  | Road Asphalt           |  | 1.8m high close board gate                             |
|  | Honey Comb Grass       |  | 1.8m high brick wall                                   |
|  | Proposed Tree Planting |  | Garage personnel door                                  |
|  |                        |  | Plot number  |
|  |                        |  | Self Build Plot Number                                 |
|  |                        |  | Allocated Parking                                      |
|  |                        |  | Visitor Parking Space                                  |
|  |                        |  | Parking space 2.5m x 5m                                |
|  |                        |  | Parking space 2.5m x 5m<br>0.9m additional M4(2) space |



A DEVELOPMENT BUSINESS

Project:-  
**Land North of  
Newmarket Road,  
Burwell  
Cambridgeshire**

Description:-

**Phase 3  
Detailed Layout**

Date:-  
**AUG 2024**

Drawing number:-  
**TL02a-PH3-PL-03**

Plot Date - April 17, 2024

Revision:-  
**C**

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Plots 30 to 38

Plots 39 to 63



Plots 40 to 48



A DEVELOPMENT  
BUSINESS

Project:-  
Land North of  
Newmarket Road,  
Burwell  
Cambridgeshire

Description:-  
Phase 3  
Street Elevations

Date:-  
March 2023

Drawing number:-  
TL002a-PH3-ST-01

Revision:-  
C

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Plot Date - January 22, 2023





Plots 51 to 62



Plots 62 to 63

Plots 67 to 70



Plots 48 to 51

Plots 19 to 22



A DEVELOPMENT  
BUSINESS

Project:-  
**Land North of  
Newmarket Road,  
Burwell  
Cambridgeshire**  
Description:-  
**Phase 3  
Street Elevations**

Date:-  
March 2023  
Drawing number:-  
TL002a-PH3-ST-02

Drawing Scale:-  
1-150 @ A1  
Revision:-  
B

www.jcndesign.co.uk

Plot Date - January 22, 2025



## APPENDIX 1 - 24/00925/RMM Recommended Conditions

### Approved Plans

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

| Plan Reference                          | Version No | Date Received      |
|---|------------|--------------------|
| TL02A-PH3-PL-03                         | C          | 17th April 2025    |
| TL02A-PH3-PL-09                         | C          | 17th April 2025    |
| TL02A-PH3-LP-01                         | C          | 17th April 2025    |
| TL02A-PH3-PL-02                         | H          | 17th April 2025    |
| TL02A-PH3-PL-05                         | C          | 17th April 2025    |
| TL02A-PH3-PL-06                         | B          | 17th April 2025    |
| TL02A-PH3-PL-07                         | C          | 17th April 2025    |
| TL02A-PH3-PL-10                         | C          | 17th April 2025    |
| TL02a-HA-AP1a-01                        | B          | 20th February 2025 |
| TL02a-HA-Type HAa-01                    | A          | 20th February 2025 |
| TL02a-HA-Type HAb-02                    | A          | 20th February 2025 |
| TL02a-HA-Type HAC-03                    | A          | 20th February 2025 |
| TL02a-HA-Type HBA-01                    | A          | 20th February 2025 |
| TL02a-HA-Type HBB-02                    | A          | 20th February 2025 |
| TL02a-HA-Type HBC-03                    | A          | 20th February 2025 |
| TL02a-HA-Type HCA-01                    | B          | 20th February 2025 |
| TL02a-HA-Type HCB-02                    | B          | 20th February 2025 |
| TL02a-HA-Type HCC-03                    | B          | 20th February 2025 |
| TL02a-HA-Type HDA-01                    | B          | 20th February 2025 |
| TL02a-HA-Type HDB-02                    | A          | 20th February 2025 |
| D3160-FAB-03-XX-DR-L-02001-Ph3-Sheet 01 | P08        | 20th February 2025 |
| D3160-FAB-03-XX-DR-L-02002-Ph3-Sheet 02 | P07        | 20th February 2025 |
| D3160-FAB-03-XX-DR-L-02003-Ph3-Sheet 03 | P07        | 20th February 2025 |
| D3160-FAB-03-XX-DR-L-02004-Ph3-Sheet 04 | P06        | 20th February 2025 |
| D3160-FAB-03-XX-DR-L-02005-Ph3-Sheet 01 | P08        | 20th February 2025 |
| D3160-FAB-03-XX-DR-L-02006-Ph3-Sheet 02 | P07        | 20th February 2025 |
| D3160-FAB-03-XX-DR-L-02007-Ph3-Sheet 03 | P07        | 20th February 2025 |
| D3160-FAB-03-XX-DR-L-02008-Ph3-Sheet 04 | P06        | 20th February 2025 |
| D3160-FAB-03-XX-DR-L-03001-Ph3-Sheet 01 | P07        | 20th February 2025 |
| D3160-FAB-03-XX-DR-L-03002-Ph3-Sheet 02 | P07        | 20th February 2025 |
| D3160-FAB-03-XX-DR-L-03003-Ph3-Sheet 03 | P07        | 20th February 2025 |
| D3160-FAB-03-XX-DR-L-03004-Ph3-Sheet 04 | P06        | 20th February 2025 |
| D3160-FAB-03-XX-DR-L-03005              | P07        | 20th February 2025 |
| D3160-FAB-03-XX-DR-L-06001-Ph3          | P6         | 20th February 2025 |
| D3160-FAB-03-XX-DR-L-06002-Ph3          | P6         | 20th February 2025 |
| D3160-FAB-03-XX-DR-L-08001-Ph3          | P6         | 20th February 2025 |
| TL02a-BIN-01                            | A          | 17th April 2025    |

- 1 Reason: To define the scope and extent of this permission.
- 2 Notwithstanding the details of materials shown on approved drawings, no above ground construction shall take place on site until details of the external materials, windows doors and roof windows to be used on the development have been submitted to and approved in writing by the Local Planning Authority. A sample panel measuring

no less than 1 metre square shall be constructed on site showing details of the proposed brickwork; including colour, texture, bond, pointing and mortar mix to enable a site inspection by the Local Planning Authority. The panel shall remain on site for the duration of the development and once the development is completed the sample panel shall be removed. All works shall be carried out in accordance with the approved details.

- 2 Reason: To safeguard the character and appearance of the area, in accordance with policies ENV1 and ENV2 of the East Cambridgeshire Local Plan 2015 (as amended 2023).
- 3 No above ground construction shall take place on site until details of the surfacing finish of all roads, turning areas, driveways, paths, parking spaces and other hardstandings (excluding those surfaces which are proposed for adoption by the Local Highways Authority) have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.
- 3 Reason: To safeguard the character and appearance of the area, in accordance with policies ENV1 and ENV2 of the East Cambridgeshire Local Plan 2015 (as amended 2023).
- 4 No above ground development shall take place on site until a timescale for the implementation of the approved soft landscaping scheme on site and a Landscape Management and Maintenance Plan for the on-site soft landscaping covering a minimum period of 20 years from the completion of the development have been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved soft landscaping scheme shall be fully implemented in accordance with the approved timescale and the soft landscaping managed and maintained in accordance with the approved Plan, unless otherwise agreed in writing by the Local Planning Authority. Any plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased (except those contained in enclosed rear gardens to individual dwellings) shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation. All landscape works shall be carried out in accordance with the guidance contained in British Standards, unless otherwise agreed in writing by the Local Planning Authority.
- 4 Reason: To ensure proper implementation of the agreed landscape details in the interest of the amenity and biodiversity value of the development in accordance with Policies ENV 1, ENV 2 and ENV 7 of the East Cambridgeshire Local Plan 2015 (as amended 2023).
- 5 No above ground construction shall take place on site until a lighting scheme for all streets which are not to be adopted by the Local Highways Authority has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include the specification of lights, the locations and heights of lighting columns and the light levels to be achieved over the intended area and the surrounding area. The approved scheme shall thereafter be implemented on site prior to first occupation of any dwelling served by an unadopted street and retained as such thereafter.

- 5 Reason: To safeguard the residential amenity of occupiers and the visual impact of the development in accordance with policies ENV 1, ENV 2 and ENV 9 of the East Cambridgeshire Local Plan 2015 (as amended 2023).
- 6 Notwithstanding any boundary treatments shown on the approved plans, no above ground development shall be commenced until full details of all boundary treatments for the site have been submitted to and approved in writing by the Local Planning Authority. (In the interests of visual amenity, it is expected that the boundary treatments around the access and parking area to the rear of plots 62 – 63, the northern end of the cul-de-sac and those garden boundaries which face onto the public domain will be brick walls as opposed to fencing). Thereafter all approved boundary treatments shall be installed in accordance with the approved details.
- 6 Reason: To safeguard the character and appearance of the area, in accordance with policies ENV1 and ENV2 of the East Cambridgeshire Local Plan 2015 (as amended 2023).
- 7 Prior to the first occupation of any dwelling other than those on plots 30 and 31, that dwelling shall be provided with a shed/cycle store in accordance with approved drawing TL02A-PH3-PL-05 Rev C.
- 7 Reason: In order to provide sufficient cycle parking and encourage sustainable modes of travel in accordance with policies COM 7 and COM 8 of the East Cambridgeshire Local Plan 2015 (as amended 2023).  
  
Prior to the first occupation of any dwelling on plots 30, 31, 32 and 33, the bin and cycle store serving those dwellings shall be provided in accordance with approved drawings TL02a-BIN-01 and TL02A-PH3-PL-05 Rev C and shall thereafter be retained for the purposes of storing bins and cycles.
- 8 Prior to the first occupation of the site, a scheme of site-wide 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.
- 8 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.
- 9 Prior to the first occupation of any dwelling on site, the approved access(es), parking and turning area(s) serving that dwelling shall be levelled, surfaced, drained and made available to enable vehicles to enter, turn and leave the site in forward gear and to park clear of the public highway. Thereafter the approved access(es), parking and turning area(s) shall be retained for that specific use.
- 9 Reason: In the interests of highway safety and to ensure adequate access and parking provision in accordance with policies COM7 and COM8 of the East Cambridgeshire Local Plan 2015 (as amended 2023).
- 10 Prior to the first occupation of any dwelling on site, 2 metre by 2 metre pedestrian visibility splays shall be provided on either side of the driveway or parking bay(s) serving that dwelling measured from and along the edge of the highway. Thereafter



the splays shall be kept free from any obstruction exceeding 600mm above footway or carriageway surface level.

- 10 Reason: In the interests of highway safety in accordance with policy COM7 of the East Cambridgeshire Local Plan 2015 (as amended 2023).
- 11 Prior to the first occupation of the site a scheme of hard and soft landscaping for the area shown as 'Landscaped Buffer' on approved plan TL02A-PH3-PL-02 Rev H) and a timetable for the implementation of that scheme shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall thereafter be implemented in accordance with the approved timescale and retained on site until such time that a planning permission for alternative development of the Landscaped Buffer is implemented.
- 11 Reason: In the interests of the character of the wider development site, the proper landscaping of the perimeter of the application site and the visual amenity of the area in accordance with policies ENV1 and ENV2 of the East Cambridgeshire Local Plan 2015 (as amended 2023).
- 12 Notwithstanding the provisions of Class A of Schedule 2, Part 2 of the Town and Country Planning (General Permitted Development) Order 2015, (or any order revoking, amending or re-enacting that order) no gates, fences, walls or other means of enclosure shall be constructed on site unless expressly authorised by planning permission granted by the Local Planning Authority.
- 12 Reason: To safeguard the character and appearance of the area and in the interests of highway safety and to ensure adequate access and parking provision, in accordance with policies ENV1, ENV2, COM 7 and COM 8 of the East Cambridgeshire Local Plan 2015 (as amended 2023).



# EAST CAMBRIDGESHIRE DISTRICT COUNCIL

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*This matter is being dealt with by:*

Rebecca Saunt

Telephone: 01353 616357

E-mail: [rebecca.saunt@eastcambs.gov.uk](mailto:rebecca.saunt@eastcambs.gov.uk)

My Ref: 15/01175/OUM

Your ref

31st October 2019

Dear Sir/Madam

## **TOWN AND COUNTRY PLANNING ACT 1990**

### **OUTLINE PLANNING PERMISSION**

#### **Subject to conditions**

The Council hereby **approves** the following:

**Proposal:** Redevelopment of land at Newmarket Road, Burwell to provide up to 350 dwellings (including affordable housing provision) with associated open space, sports provision, access and infrastructure  
**Location:** Land At Newmarket Road Burwell  
**Applicant:** Cambridgeshire County Council

This consent for outline planning permission is granted in accordance with the application reference **15/01175/OUM** registered 2nd October 2015.

**Subject to the additional conditions set out below:**

### **ADDITIONAL CONDITIONS**

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

|                           |              |                  |
|---------------------------|--------------|------------------|
| Plan Reference            | Version No   | Date Received    |
| CAM.0985_26               |              | 2nd October 2015 |
| CAM.0985_03-8             | B Indicative | 15th March 2017  |
| PHASE 1 CONTAMINATED LAND |              | 2nd October 2015 |
| RSA RESPONSE              |              | 11th May 2017    |
| PHASE 1 HABITAT SURVEY    |              | 2nd October 2015 |
| TRANSPORT ASSESSMENT      |              | 2nd October 2015 |

|                                  |                    |
|----------------------------------|--------------------|
| FLOOD RISK ASSESSMENT            | 2nd October 2015   |
| LANDSCAPE AND VISUAL STRATEGY    | 2nd October 2015   |
| REPTILE SURVEY                   | 2nd October 2015   |
| BREEDING BIRD SURVEY             | 2nd October 2015   |
| TRAVEL PLAN                      | 2nd October 2015   |
| ARCHAEOLOGICAL DESK BASED ASS    | 2nd October 2015   |
| ARCHAEOLOGICAL EVALUATION REPORT | 2nd October 2015   |
| SERVICES APPRAISAL               | 2nd October 2015   |
| PRE PLANNING ASSESSMENT REPORT   | 2nd October 2015   |
| INFILTRATION RESULTS             | 2nd October 2015   |
| HIGHWAYS POSITION STATEMENT      | 15th March 2017    |
| J281/SK06                        | 15th March 2017    |
| DRAINAGE                         | 13th November 2015 |
| J281/SK/01                       | 15th March 2017    |

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- 1 Reason: To define the scope and extent of this permission.
- 2 Approval of the details of the appearance, landscaping, layout and scale (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced, and shall be carried out as approved. Application for approval of the reserved matters for phase 1 shall be made within 2 years and subsequent applications for the approval of the reserved matters within 5 years of the date of this permission.
- 2 Reason; The application is for outline permission only and gives insufficient details of the proposed development, and to comply with Section 92 of the Town and Country Planning Act 1990.
- 3 The development hereby permitted shall be commenced within 2 years of the date of the approval of the last of the reserved matters.
- 3 Reason: To comply with Section 92 of the Town and Country Planning Act 1990, as amended.
- 4 Unless otherwise required by other Planning Conditions attached to this planning permission, the development hereby permitted shall be carried out in accordance with the principles of the Development Framework Plan Drawing No. CAM.0985\_03-8B.
- 4 Reason: To ensure the development is carried out in accordance with the approved Development Framework Plan and accords with policy ENV2 and BUR1 of the East Cambridgeshire Local Plan 2015.
- 5 As part of or prior to the determination of the first Reserved Matters application, a Site-wide Phasing Plan shall be submitted to and approved in writing by the Local Planning Authority. The Site-wide Phasing Plan shall provide the following information and state when each of the requirements will be delivered:
  - a) Broad details of the intended sequence of development across the entire area;
  - b) The extent and location of the likely development phases and parcels and broad details of the type of development envisaged in each phase (which may include infrastructure only phases);
  - c) Location of vehicular access off Newmarket Road, roads, footpaths and cycleways associated with each phase;
  - d) The location of self-build dwellings;
  - e) The location of dwellings that are to be built to be suitable or easily adaptable for occupation of the elderly or people with disabilities (Lifetime Homes standard or equivalent)
  - f) Structural landscaping and advanced structural landscaping associated with each phase;
  - g) The sports hub; and
  - h) Informal open spaces and recreational areas.

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

- 5 Reason: To ensure the development is delivered in a structured way in accordance with the principles of the Development Framework Plan Drawing No. CAM.0985\_03-8B, in accordance with policies HOU1, ENV2, COM7 and BUR1 of the East Cambridgeshire Local Plan 2015.
- 6 Within any reserved matters application for landscaping details pursuant to this approval, the details required by condition 2 shall include detailed landscape designs, specifications and timescales for implementation for the associated reserved matters site. The details shall be accompanied by a design statement that demonstrates how the landscaping scheme accords with any emerging or approved details and shall include the following:

#### Soft Landscaping

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

#### Hard Landscaping

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

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

- 6 Reason: To ensure, as the development is built out in phases, it satisfactorily assimilates into the area and enhances the development in accordance with Policies ENV1 and ENV2 of the East Cambridgeshire Local Plan (2015) using the unique rural setting to provide a special place and provide multi functional green infrastructure as an integral part of the design and layout.
- 7 The dwelling mix for any phase of the development containing dwellings shall provide a mix of dwelling types and sizes that contribute to the housing needs and demand of the locality at the time of submission of the Reserved Matters application for each phase. The Reserved Matters applications shall be accompanied by a statement explaining the approach taken to housing needs and demand. The dwellings shall be provided in accordance with the approved details.
- 7 Reason: To ensure that the development provides a satisfactory mix of dwelling types in accordance with policy HOU1 of the East Cambridgeshire Local Plan 2015.



- 8 Any reserved matters application for residential development which includes 'self-build' plots shall include a plan showing the distribution of the 'self-build' plots. There will be 17 'self-build' plots in total across the whole of the site and they shall be provided in accordance with the approved details.
- 8 Reason: To ensure that the development provides a satisfactory mix of dwelling types in accordance with policy HOU1 of the East Cambridgeshire Local Plan 2015.
- 9 Any reserved matters application for residential development shall include a plan showing the distribution of market and affordable housing and a schedule of dwelling size (by number of bedrooms). All affordable housing shall, in accordance with best practice, be designed to be tenure blind. The affordable houses shall be provided in accordance with the approved details.
- 9 Reason: To ensure the delivery of a balanced community, in accordance with policy HOU3 of the East Cambridgeshire Local Plan 2015.
- 10 No development shall commence in a particular phase within the area indicated until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the local planning authority. This written scheme will include the following components, completion of which will trigger the phased discharging of the condition:
- i) Approval of a Written Scheme of Investigation to include the excavation and recording of archaeological remains and an appropriate outreach element;
  - ii) Fieldwork in accordance with the agreed Written Scheme of Investigation;
  - iii) Completion of a Post-Excavation Assessment Report (PXA) and approval of an approved Updated Project Design: to be submitted within six months of the completion of fieldwork, unless otherwise agreed in advance with the Planning Authority.
  - iv) Completion of the programme of analysis and submission of a publication report: to be completed within two years of the completion of fieldwork, unless otherwise agreed in advance with the Planning Authority;
  - v) Production of an archive report and the preparation of site archive for deposition at the Cambridgeshire Archive facility, or another appropriate store approved by the Planning Authority;
  - vi) Preparation of suitable materials for secure local display in an appropriate public space.
- Developers will wish to ensure that in drawing up a scheme, the timetable for the investigation is included within the details of the agreed scheme.
- 10 Reason: To ensure that any archaeological remains are suitably recorded in accordance with policy ENV14 of the East Cambridgeshire Local Plan 2015. The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted.
- 11 Development in a particular phase shall not commence until an investigation and risk assessment of the nature and extent of any contamination on the site, whether or not it originates on the site, has been undertaken. The investigation and risk assessment must be undertaken by competent persons, and a written report of the findings must be submitted to and approved in writing by the Local Planning Authority. The report of the findings must include:
- (i) A survey of the extent, scale and nature of contamination;
  - (ii) An assessment of the potential risks to: human health, property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes; adjoining land; groundwaters and surface waters; ecological systems; archaeological sites and ancient monuments;
  - (iii) An appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'. Any remediation works proposed shall be carried out in accordance with the approved details and timeframe as agreed in writing by the Local Planning Authority.

- 11 Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with policy ENV9 of the East Cambridgeshire Local Plan 2015. The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted.
- 12 If, during the development of a phase, 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.
- 12 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.
- 13 No above ground construction shall take place in a particular phase until a scheme for the provision and location of fire hydrants to serve that phase to a standard recommended by the Cambridgeshire Fire and Rescue Service or alternative scheme has been submitted to and approved in writing by the Local Planning Authority. The hydrants or alternative scheme for that phase shall be installed and completed in accordance with the approved details prior to the occupation of any part of that phase.
- 13 Reason: To ensure the appropriate infrastructure is in place to ensure adequate public safety provision in accordance with policies GROWTH3 and ENV2 of the East Cambridgeshire Local Plan 2015.
- 14 Prior to or as part of the first reserved matters application for each phase, an energy and sustainability strategy for the development, including details of any on site renewable energy technology and energy efficiency measures, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved strategy.
- 14 Reason: To ensure that the proposal meets with the requirements of sustainability as stated in Policy ENV4 of the East Cambridgeshire Local Plan 2015. This condition is pre-commencement as some of the measures may be below ground level.
- 15 To the extent that the reserved matters applications include external public spaces or roads which are not intended to be adopted by the highways authority (e.g. private roads, playgrounds and sports pitches), such applications will be accompanied by a Light Management Plan (LMP) for the relevant areas, for approval by the Local Planning Authority. The LMP shall set out details of proposed permanent external lighting including luminosity and hours of operation. It shall also set

out timescales for implementation. The relevant external lighting shall only be provided and operated in accordance with the approved LMP.

- 15 Reason: To protect reasonable residential amenity of future occupiers of the site and those adjacent, to accord with policies ENV1, ENV2 and ENV9 of the East Cambridgeshire Local Plan 2015.
- 16 Before any reserved matters application for development involving buildings, roads or other impermeable surfaces is approved, a detailed surface water drainage scheme for that reserved matters scheme, based on the agreed surface water drainage documents (CCE/J281FRA-02 dated July 2015) shall be submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

No development shall take place until details of the implementation, maintenance and management of the surface water drainage scheme have been submitted to and approved by the Local Planning Authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details.

- 16 Reason: To prevent the increased risk of flooding, to improve and protect water quality, in accordance with policies ENV2 and ENV8 of the East Cambridgeshire Local Plan 2015. The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted.
- 17 No development shall commence until a foul water strategy, which includes a scheme for the improvement and/or extension of the existing sewerage system, has been submitted to and approved in writing by the Local Planning Authority. No dwellings shall be occupied until the works have been carried out in accordance with the approved details of the foul water strategy.
- 17 Reason: To prevent environmental and amenity problems arising from flooding, in accordance with policies ENV2 and ENV8 of the East Cambridgeshire Local Plan 2015. This condition is prior to commencement as these details need to be agreed before construction begins.
- 18 Prior to the commencement of development in a particular phase, a Detailed Waste Management and Minimisation Plan (DWMMP) shall be submitted to and approved in writing by the local planning authority. The DWMMP shall include details of:
- a) Construction waste infrastructure including a construction material recycling facility to be in place during all phases of construction
  - b) anticipated nature and volumes of waste and measures to ensure the maximisation of the reuse of waste
  - c) measures and protocols to ensure effective segregation of waste at source including waste sorting, storage, recovery and recycling facilities to ensure the maximisation of waste materials both for use within and outside the site.
  - d) any other steps to ensure the minimisation of waste during construction.
  - e) the location and timing of provision of facilities pursuant to criteria a/b/c/d.
  - f) proposed monitoring and timing of submission of monitoring reports.
  - g) the proposed timing of submission of a Waste Management Closure Report to demonstrate the effective implementation, management and monitoring of construction waste during the construction lifetime of the development.
  - h) a RECAP Waste Management Guide toolkit shall be completed, with supporting reference material
  - i) proposals for the management of municipal waste generated during the occupation phase of the development, to include the design and provision of permanent facilities e.g. internal and external

segregation and storage of recyclables, non-recyclables and compostable material; access to storage and collection points by users and waste collection vehicles. The Detailed Waste Management and Minimisation Plan shall be implemented in accordance with the agreed details, unless otherwise agreed in writing by the Local Planning Authority.

- 18 Reason: In the interests of maximising waste re-use and recycling opportunities; and to comply with policy CS28 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (2011) and the Recycling in Cambridgeshire and Peterborough (RECAP) Waste Design Guide 2012; and to comply with the National Planning Policy for Waste October 2014; and Guidance for Local Planning Authorities on Implementing Planning Requirements of the European Union Waste Framework Directive (2008/98/EC), Department for Communities and Local Government, December 2012.
- 19 Prior to the commencement of development in a particular phase, a Construction Environmental Management Plan (CEMP), shall be submitted to an approved in writing by the local planning authority. The CEMP shall accord with and give effect to the waste management principles set out in the adopted Cambridgeshire and Peterborough Minerals and Waste Core Strategy (2011) and Waste Hierarchy. The CEMP shall include the consideration of the following aspects of construction:
- a) Site wide construction and phasing programme
  - b) Contractors' access arrangements for vehicles, plant and personnel including the location of construction traffic routes to, from and within the site, details of their signing, monitoring and enforcement measures, along with location of parking for contractors and construction workers
  - c) Construction hours
  - d) Delivery times for construction purposes
  - e) Soil Management Strategy including a method statement for the stripping of top soil for re-use; the raising of land levels (if required); and arrangements (including height and location of stockpiles) for temporary topsoil and subsoil storage to BS3883 (2009) and / or its subsequent amendments
  - f) Noise monitoring method including location, duration, frequency and reporting of results to the LPA in accordance with the provisions of BS 5228 (2009) and / or its subsequent amendments
  - g) Maximum noise mitigation levels for construction equipment, plant and vehicles
  - h) Vibration monitoring method including location, duration, frequency and reporting of results to the LPA in accordance with the provisions of BS 5228 (2009) and / or its subsequent amendments
  - i) Setting maximum vibration levels at sensitive receptors
  - j) Dust management and wheel washing measures to prevent the deposition of debris on the highway
  - k) Site lighting
  - l) Drainage control measures including the use of settling tanks, oil interceptors and bunds
  - m) Screening and hoarding details
  - n) Access and protection arrangements around the site for pedestrians, cyclists and other road users
  - o) Procedures for interference with public highways, (including public rights of way), permanent and temporary realignment, diversions and road closures.
  - p) External safety and information signing and notices
  - q) Liaison, consultation and publicity arrangements including dedicated points of contact
  - r) Consideration of sensitive receptors
  - s) Prior notice and agreement procedures for works outside agreed limits
  - t) Complaints procedures, including complaints response procedures Membership of the Considerate Contractors Scheme
  - u) Location of Contractors compound and method of moving materials, plant and equipment around the site
  - v) An Emergency Incident Plan for dealing with potential spillages and / or pollution incidents.



The Construction Environmental Management Plan shall be implemented in accordance with the agreed details unless otherwise agreed in writing by the Local Planning Authority.

- 19 Reason: To ensure the environmental impact of the construction of the development is adequately mitigated and in the interests of the amenity of nearby residents/occupiers in accordance with policies ENV2 and ENV9 of the East Cambridgeshire Local Plan; and to comply with the National Planning Policy for Waste October 2014; and Guidance for Local Planning Authorities on Implementing Planning Requirements of the European Union Waste Framework Directive (2008/98/EC), Department for Communities and Local Government, December 2012.
- 20 No development shall take place on the phase for the sports hub as detailed on the Development Framework Plan Drawing No. CAM.0985\_03-8B until the following information has been submitted to and agreed in writing with the local planning authority:
- a) A detailed assessment of ground conditions of the land proposed for the new playing field land shall be undertaken (including drainage and topography) to identify constraints which could affect playing field quality; and
  - b) Based on the results of this assessment to be carried out pursuant to (a) above of this condition, a detailed scheme to ensure that the playing fields will be provided to an acceptable quality (including appropriate drainage where necessary) shall be submitted to and approved in writing by the Local Planning Authority after consultation with Sport England.

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

- 20 Reason: To ensure that site surveys are undertaken for new playing fields and that any ground condition constraints can be and are mitigated to ensure provision of an adequate quality playing field and to accord with policy BUR1 of the East Cambridgeshire Local Plan 2015.
- 21 The playing fields shall be used for Outdoor Sport and for no other purpose (including without limitation any other purpose in Class D2 Use Classes Order 2005, (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).
- 21 Reason: To protect the playing field from loss and/or damage, to maintain the quality of and secure the safe use of sports pitches and to accord with policy BUR1 of the East Cambridgeshire Local Plan 2015.
- 22 Prior to the bringing into use of the new playing fields and sports hub a Management and Maintenance Scheme for the facility including management responsibilities, a maintenance schedule and a mechanism for review shall be submitted to and approved in writing by the Local Planning Authority. The measures set out in the approved scheme shall be complied with in full, with effect from commencement of use of the playing fields.
- 22 Reason: To ensure that new facilities are capable of being managed and maintained to deliver a facility which is fit for purpose, sustainable and to ensure sufficient benefit of the development to sport in accordance with National Planning Policy Framework (NPPF) paragraph 74 and to accord with policy BUR1 of the East Cambridgeshire Local Plan 2015.
- 23 The specific rated noise level emitted from plant or machinery (associated with the sports hub) located on the site shall not exceed the existing background noise level or 35dB, whichever is the higher. The noise levels shall be measured and/or calculated at the boundary of the nearest noise

sensitive property. The noise level shall be measured and/or calculated in accordance with BS4142:2014.

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

24 Construction times and deliveries during the construction and demolition phases shall be limited to within the following hours:

07:30-18:00 each day Monday - Friday

07:30-13:00 Saturdays

None on Sundays, Bank Holidays or Public Holidays

For the avoidance of doubt this means during the construction phase no machinery or plant shall be operated outside of the above times.

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

25 If piling activities are required within 40metres of the boundary of the application site, the method of piling shall be agreed in writing with the local planning authority prior to commencing the activity and the method agreed shall be adhered to.

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

26 During construction any site based mobile plant (excluding HGV's) shall have broadband reversing alarms.

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

27 The development shall be completed in accordance with the key recommendations and precautionary methods and additional recommendations of the Phase 1 Habitat Survey carried out by James Blake Associates, dated June 2015, the recommendations and enhancement recommendations of the Reptile Survey carried out by James Blake Associates, dated June 2015 and the recommendations of the Breeding Bird Survey carried out by James Blake Associates, dated June 2015.

27 Reason: To protect and enhance species in accordance with policies ENV1, ENV2 and ENV7 of the East Cambridgeshire Local Plan 2015.

28 The access(s), cycleway (s) and footway (s) are to be in accordance with the Designers Response (March 2017) and as per drawing number J281/SK/01 Rev F.

28 Reason: In the interests of highway safety and connectivity, in accordance with policies COM7, COM8 and BUR1 of the East Cambridgeshire Local Plan.

29 Prior to the occupation of the first dwelling the provision of a 3 metre wide shared footway/cycle from the site access, continuing west to Burwell Surgery shall be constructed and brought into use as shown in principle on drawing J281/SK/01 Rev F dated 31/08/2016, the details of which are to be submitted to and agreed in writing with the Local Planning Authority.

- 29 Reason: In the interests of highway safety and connectivity, in accordance with policies COM7, COM8 and BUR1 of the East Cambridgeshire Local Plan.
- 30 Prior to the occupation of the first dwelling the site access off Newmarket Road shall be provided with a right turn lane as shown in principle on drawing J281/SK/01 Rev F dated 31/08/2016, the details of which are to be submitted to and agreed in writing with the Local Planning Authority.
- 30 Reason: In the interests of highway safety and connectivity, in accordance with policies COM7, COM8 and BUR1 of the East Cambridgeshire Local Plan.
- 31 A 4 metre wide shared footway/cycleway shall be constructed and brought into use from the site, continuing west onto Ness Road, as shown in principle on drawing J281/SK/06 dated 28/04/2016, the details of which are to be submitted to and agreed in writing with the Local Planning Authority prior to the commencement of the second phase of development. As part of the submission, details of the timescale for delivery shall be submitted to and agreed in writing with the Local Planning Authority.
- 31 Reason: In the interests of highway safety and connectivity, in accordance with policies COM7, COM8 and BUR1 of the East Cambridgeshire Local Plan.
- 32 Prior to the occupation of the first dwelling a new bus stop shall be provided on the northern side of Newmarket Road, the stop shall include but not be limited to raised kerbs, flag, time table and painted bus cage, as shown in principle on drawing J281/SK/01 Rev F dated 31/08/2016, the details of which are to be submitted to and agreed in writing with the Local Planning Authority.
- 32 Reason: In the interests of sustainable travel to reduce reliance on private car transport in accordance with policies GROWTH3 and COM 7 of the East Cambridgeshire Local Plan 2015.
- 33 Prior to occupation of the first dwelling the two bus stops on the southern side of Newmarket Road directly opposite the site shall be upgraded, the upgrades shall include but not be limited to raised kerbs, flag, time table and painted bus cage, the details of which are to be submitted to and agreed in writing with the Local Planning Authority.
- 33 Reason: In the interests of sustainable travel to reduce reliance on private car transport in accordance with policies GROWTH3 and COM 7 of the East Cambridgeshire Local Plan 2015.
- 34 Prior to first occupation of the development, the Developer shall be responsible for the provision and implementation of a Residential Travel Plan to be agreed in writing with the Local Planning Authority. The Travel Plan shall include the provision of a Travel Plan Co-ordinator to give advice.
- 34 Reason: In the interests of sustainable travel to reduce reliance on private car transport in accordance with policies GROWTH3 and COM 7 of the East Cambridgeshire Local Plan 2015.
- 35 Prior to occupation of the first dwelling, the Developer shall be responsible for the provision and implementation of welcome packs for sustainable transport, approved by Cambridgeshire County Council, to include six one day travel vouchers for use with the relevant local public transport operator. The packs shall be provided to the first occupiers of each new residential unit on the development site.
- 35 Reason: In the interests of highway safety and connectivity, in accordance with policies COM7, COM8 and BUR1 of the East Cambridgeshire Local Plan.
- 36 Prior to first occupation of any dwelling the road(s), footways(s) and cycleway(s), within a phase of development, shall be constructed to at least binder course surfacing level from the dwelling to the

adjoining County road in accordance with the details approved in writing by the Local Planning Authority.

- 36 Reason: In the interests of highway safety and connectivity, in accordance with policies COM7, COM8 and BUR1 of the East Cambridgeshire Local Plan.
- 37 No development shall commence, with the exception of below ground works, until details of the proposed arrangements for future management and maintenance of the proposed streets within the development have been submitted to and approved in writing by the Local Planning Authority. (The streets shall thereafter be maintained in accordance with the approved management and maintenance details until such time as an Agreement has been entered into unto Section 38 of the Highways Act 1980 or a Private Management and Maintenance Company has been established).
- 37 Reason: To ensure satisfactory development of the site and to ensure estate roads are managed and maintained thereafter to a suitable and safe standard, in accordance with policy COM7 of the East Cambridgeshire Local Plan 2015.

### **INFORMATIVES RELATING TO THIS APPLICATION**

- 1 A Road Safety Audit 2 will be required and the design must include all of the details agreed within the designs response (March 2017) RSA 1.
- 2 This development involves work to the public highway that will require the approval of the County Council as Highway Authority. It is an OFFENCE to carry out any works within the public highway, which includes a public right of way, without the permission of the Highway Authority. Please note that it is the applicant's responsibility to ensure that, in addition to planning permission, any necessary consents or approvals under the Highways Act 1980 and the New Roads and Street Works Act 1991 are also obtained from the County Council.
- 3 No part of any structure may overhang or encroach under or upon the public highway unless licensed by the Highway Authority and no gate / door / ground floor window shall open outwards over the public highway.
- 4 Public Utility apparatus may be affected by this proposal. Contact the appropriate utility service to reach agreement on any necessary alterations, the cost of which must be borne by the applicant.
- 5 East Cambridgeshire District Council is a Community Infrastructure Levy (CIL) Charging Authority. All applicants for full planning permission, including householder applications and reserved matters following an outline planning permission, and applicants for lawful development certificates are required to complete the CIL Additional information Requirement Form - [https://www.planningportal.co.uk/info/200126/applications/70/community\\_infrastructure\\_levy/2](https://www.planningportal.co.uk/info/200126/applications/70/community_infrastructure_levy/2)

Exemptions from the Levy are available but must be applied for and agreed before development commences, otherwise the full amount will be payable.

For more information on CIL please visit our website  
<http://www.eastcambs.gov.uk/planning/community-infrastructure-levy> or email  
[cil@eastcambs.gov.uk](mailto:cil@eastcambs.gov.uk).

- 6 East Cambs will not enter private property to collect waste or recycling, therefore it would be the responsibility of the Owners/residents to take sacks/bins to the public highway boundary on the relevant collection day and this should be made clear to any prospective purchasers in advance, this is especially the case where bins would need to be moved over loose gravel/shingle driveways.

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

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

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

- 7 This development should be carried out in strict accordance with the provisions of the Environment Agency letter, which attaches to this consent.
- 8 The decision to approve this application has been taken, having regard to the policies and proposals in the Local Development Plan and all relevant material considerations, including the NPPF. The proposal is considered to be in accordance with the policies of the Development Plan, that are considered to be up to date, and represents 'sustainable' development in compliance with the provisions of the NPPF. The policies in themselves have been sufficiently explicit to guide the submitted application and acceptable plans and information has been submitted, therefore no amendments/improvements have been sought from the applicant.
- 9 This decision notice should be read in conjunction with the Section 106 Obligation dated 30th October 2019 and the development completed in strict accordance with the provisions contained therein, to the satisfaction of the Local Planning Authority.

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



**Rebecca Saunt**

**Planning Manager**

Dated: 31st October 2019



## Planning Performance – April 2025

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

All figures include all types of planning applications.

### Determinations

|                               | Total      | Major                                | Minor                              | Householder                         | Other                               | DIS /NMA                           | Trees                               | Pre App    |
|-------------------------------|------------|--------------------------------------|------------------------------------|-------------------------------------|-------------------------------------|------------------------------------|-------------------------------------|------------|
| <b>Determinations</b>         | <b>129</b> | <b>1</b>                             | <b>11</b>                          | <b>30</b>                           | <b>24</b>                           | <b>29</b>                          | <b>34</b>                           | <b>8</b>   |
| <b>Determined on time (%)</b> |            | <b>100%</b><br>(90% within 13 weeks) | <b>82%</b><br>(80% within 8 weeks) | <b>100%</b><br>(90% within 8 weeks) | <b>100%</b><br>(90% within 8 weeks) | <b>93%</b><br>(80% within 8 weeks) | <b>97%</b><br>(100% within 8 weeks) | <b>n/a</b> |
| <b>Approved</b>               | <b>114</b> | <b>1</b>                             | <b>6</b>                           | <b>30</b>                           | <b>14</b>                           | <b>29</b>                          | <b>33</b>                           | <b>n/a</b> |
| <b>Refused</b>                | <b>15</b>  | <b>0</b>                             | <b>5</b>                           | <b>0</b>                            | <b>10</b>                           | <b>0</b>                           | <b>1</b>                            | <b>n/a</b> |

### Validations – 92% validated within 5 working days (ECDC target is 85%)

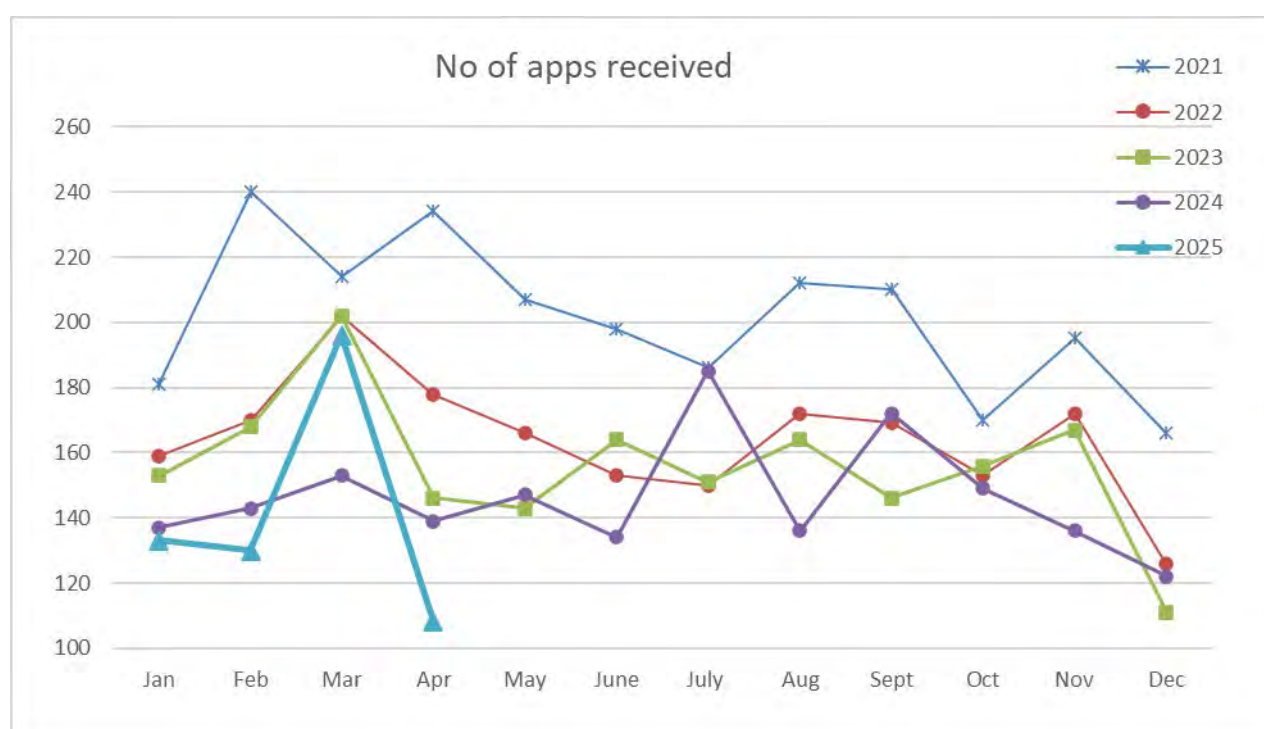
|                    | Total      | Major    | Minor     | Householder | Other     | DIS /NMA  | Trees     | Pre App   |
|--------------------|------------|----------|-----------|-------------|-----------|-----------|-----------|-----------|
| <b>Validations</b> | <b>105</b> | <b>1</b> | <b>15</b> | <b>20</b>   | <b>17</b> | <b>18</b> | <b>20</b> | <b>14</b> |

### Open Cases by Team (as at 20/05/2025)

|                           | Total      | Major     | Minor     | Householder | Other     | DIS /NMA  | Trees     | Pre App   |
|---------------------------|------------|-----------|-----------|-------------|-----------|-----------|-----------|-----------|
| <b>Team North (5 FTE)</b> | <b>137</b> | <b>7</b>  | <b>18</b> | <b>24</b>   | <b>19</b> | <b>49</b> | <b>0</b>  | <b>20</b> |
| <b>Team South (6 FTE)</b> | <b>227</b> | <b>14</b> | <b>67</b> | <b>20</b>   | <b>36</b> | <b>62</b> | <b>0</b>  | <b>28</b> |
| <b>No Team (3 FTE)</b>    | <b>31</b>  | <b>0</b>  | <b>0</b>  | <b>0</b>    | <b>4</b>  | <b>1</b>  | <b>24</b> | <b>2</b>  |

(No Team includes – Trees Officer and Conservation Officer)

The Planning department received a total of 108 applications during April which is 22% decrease of number received during April 2024 (139) and a 45% decrease to the number received during March 2025 (196).



### Valid Appeals received – 3

| Planning reference | Site Address                         | Decision Level |
|--------------------|--------------------------------------|----------------|
| 23/01088/FUM       | Land East Of 19 Station Road Fordham | COMM           |
| 24/00482/CLE       | 54 Great Fen Road Soham              | DEL            |
| 24/01142/FUL       | 77 Stretham Road Wilburton           | DEL            |

### Appeals decided – 5

| Planning reference | Site Address                                      | Decision |
|--------------------|---|----------|
| 24/00022/FUL       | 22 Hawthorn Way Burwell                           | ALLOW    |
| 24/00366/FUL       | 12 Swaffham Road Burwell                          | DISMISS  |
| 24/00392/VAR       | Land North Of 22 Canute Crescent Ely              | DISMISS  |
| 24/00738/FUL       | Land North East Of 1 Seventh Drove Little Downham | DISMISS  |
| 24/01007/FUL       | 28 Canute Crescent Ely                            | DISMISS  |

### Upcoming Hearing dates – 0

### Enforcement

New Complaints registered – 23 (0 Proactive)

Cases closed – 24 (2 Proactive)

Open cases per Officer (2.6fte) – 184 (16 Proactive)/2.6fte = 71 FTE

Notices served – 1

### Comparison of Enforcement complaints received during April

| Code          | Description   | 2024      | 2025      |
|---------------|---|-----------|-----------|
| <b>ADVERT</b> | Reports of unauthorised adverts   | 0         | 1         |
| <b>COND</b>   | Reports of breaches of planning conditions  | 6         | 3         |
| <b>CONSRV</b> | Reports of unauthorised works in a Conservation Area  | 0         | 0         |
| <b>DEM</b>    | Reports of unauthorised demolition in a Conservation Area   | 0         | 0         |
| <b>HEDGE</b>  | High Hedge complaints dealt with under the Anti-Social Behaviour Act  | 0         | 0         |
| <b>LEGOB</b>  | Reports of breaches of Legal Obligation   | 0         | 0         |
| <b>LISTED</b> | Reports of unauthorised works to a Listed Building  | 0         | 1         |
| <b>MON</b>    | Compliance Monitoring   | 0         | 0         |
| <b>OP</b>     | Reports of operational development, such as building or engineering works   | 1         | 6         |
| <b>OTHER</b>  | Reports of activities that may not constitute development, such as the siting of a mobile home                                  | 2         | 0         |
| <b>PLAN</b>   | Reports that a development is not being built in accordance with approved plans   | 5         | 3         |
| <b>PRO</b>    | Proactive cases opened by the Enforcement Team, most commonly for unauthorised advertisements and expired temporary permissions | 4         | 1         |
| <b>TRECON</b> | No notice of tree works in a Conservation area  | 0         | 1         |
| <b>TREHDG</b> | Hedgerow Regulations breach   | 0         | 0         |
| <b>TRETPO</b> | Unauthorised works to TPO tree  | 0         | 0         |
| <b>UNTIDY</b> | Reports of untidy land or buildings harming the visual amenity  | 1         | 0         |
| <b>USE</b>    | Reports of the change of use of land or buildings   | 2         | 7         |
| <b>TOTAL</b>  |   | <b>21</b> | <b>23</b> |