

**TITLE: 25/00717/F3M**

Committee: Planning Committee

Date: 4 March 2026

Author: Major Projects Officer

Report No: AA149

Contact Officer: Gavin Taylor, Major Projects Officer  
Gavin.Taylor@eastcamb.s.gov.uk  
01353616348  
Room No 011 The Grange Ely

**Site Address: Land South Of The Princess Of Wales Hospital Ely Cambridgeshire**

**Proposal: Development of 13no. new homes, including 5no. apartments and 8no. houses with access, parking and landscaping**

**Applicant: East Cambs Trading Company Ltd**

**Parish: Ely**

**Ward: Ely North**

Ward Councillor/s: Chika Akinwale  
Alison Whelan

**Date Received: 18 July 2025**

**Expiry Date: 9 March 2026**

**1.0 RECOMMENDATION**

1.1 Members are recommended to APPROVE the application in accordance with the following terms:

1. The Committee delegates authority to finalise the pre-commencement conditions and terms and completion of the S.106 legal agreement to the Planning Manager; and
2. Following the completion of the S.106, application 25/00717/F3M be approved subject to the planning conditions at Appendix 1 (and summarised below); or,
3. The Committee delegates authority to refuse the application in the event that the applicant does not agree to any necessary extensions to the statutory determination period to enable the completion of the S106 legal agreement.

- 1.2 The application is being considered by Committee in the interests of transparency, as it is an application submitted by East Cambridgeshire District Council's development company.

## **2.0 SUMMARY OF APPLICATION**

- 2.1 The application seeks full planning permission for the erection of 13 dwellings, comprising 9 market homes; 1 x 2-bedroom (4 person) flat, 2 x 2-bedroom and 4 x 3-bedroom houses, and 4 affordable homes comprising; 2 x 1-bed and 2 x 2-bedroom flats (units 7-10).
- 2.2 The site is proposed to be accessed via an existing area of hardstanding thought to have been a turning area, off Redman Close and which abuts the former car park. Redman Close continues from the application site access, heading east where it joins Heaton Drive.
- 2.3 The dwellings are arranged around the single access road, generally facing toward the centre of the site, with rear gardens abutting the site perimeters. Each property is served by on-site parking spaces, with additional visitor parking spaces set along the shared access road.
- 2.4 The dwellinghouses are all 2-storey in scale with ridge heights of approximately 8.2m/ 27' (5.4m/17' eaves) and arranged in pairs. Each property is served with a private rear garden and bin storage areas.
- 2.5 The flatted development comprises 5 dwellings within a single building set along the eastern boundary. It comprises a 3-storey building (rooms in the roof space) with ridge height of approximately 10.3m/34' (6.1m/20' to eaves). The flats are served by bin storage and cycle parking area.
- 2.6 The dwellings are finished externally in buff facing brick, with vertical grey cladding (precise details yet to be specified) across the 1st floor element, with a slate tile roof finish.
- 2.7 The application also seeks permission for the relocation of four TPO trees and on adjacent land, to accommodate the development. However, these works have already been carried out under a separate TPO consent (25/00198/TPO). One tree (a 14m tall Norway Maple – Tree 15 on the submitted Arboricultural Impact Assessment) at the southern boundary is proposed to be removed.
- 2.8 The full planning application, plans and documents submitted by the Applicant can be viewed online via East Cambridgeshire District Council's Public Access online service, via the link: <https://pa.eastcambs.gov.uk/online-applications/>

## **3.0 PLANNING HISTORY**

- 3.1 25/00198/TPO - Trees under TPO E/04/11 named T22, T23, T24 & T27 (three Silver Birch and one Whitebeam respectively) to be transplanted and relocated adjacent to Tennis Court as per plan. (Granted 09.04.2025)

- 3.2 25/00154/TPO - T12 Sycamore - Remove epicormic growth. (Granted 27.03.2025)
- 3.3 24/00700/TPO - T15 Horse Chestnut - Crown reduce by 1-2m x2 exposed branches on S/W side Historic branch failure has resulted x2 branches on S/W side becoming exposed. A sympathetic 1-2m reduction on these two branches and any other over extended branches would reduce likelihood of future failure, crown reduce any other over-extended limbs by 1-2m. No pruning to be carried out on upper canopy. (Granted 04.09.2024)

#### **4.0 THE SITE AND ITS ENVIRONMENT**

- 4.1 The site is in north Ely, south-east of the Princess of Wales Hospital. The site forms a parcel of land, formerly within the Hospital curtilage and provided staff and visitor parking. It is understood that the application site has become redundant to the hospital and has recently been transferred to the applicant.
- 4.2 The site is accessed via a surfaced road from the east. Westwards from the proposed access is a footway which is closed to vehicular traffic by bollards. This footway links to Williams Close and then to Orchard estate.
- 4.3 The site incorporates a number of mature trees and a TPO is imposed across the site.
- 4.4 The site is proposed to be developed in conjunction with 27no. New dwellings recently approved over a number of infill sites between Nigel Road and Redman Close (20/01006/FUM). As part of this development, 8 dwellings are currently being constructed to the south of the application site.
- 4.5 The site does not lie within any designated area of nature or heritage conservation. The site lies in Flod Zone 1 (low risk).

#### **5.0 RESPONSES FROM CONSULTEES**

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

##### **Ely City Council - 5 August 2025**

The Council recommends refusal due to the loss of a public amenity, loss of green space that is used by local people and over-development.

##### **Ward Councillors – 18 January 2026**

Cllr Alison Whelan has requested that the application is considered by the planning committee, due to residents' concerns.

##### **ECDC Environmental Health (ground contamination) - 2 September 2025**

Has considered the Phase I Geoenvironmental Desk Study and the Ground Investigation Report and accept the findings. Further investigation for contamination is not required. Recommends that the standard unexpected contamination is attached to any grant of permission.

**ECDC Environmental Health - 8 August 2025**

Construction times and deliveries during the construction phase are recommended to be restricted to the following:

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

A Construction Environmental Management Plan (CEMP) is required to include mitigation measures for the control of pollution during the construction phase.

If it is necessary to undertake ground piling, the methods of this are to agreed before any piling takes place.

**ECDC Environmental Health – 19 February 2026**

In respect of noise mitigation measures e.g., acoustic vents, MHVR to rooms affected by nearby plant equipment. This would be acceptable as it meets national guidance and policy. If alternative ventilation is viewed as acceptable then advises that Building Control are consulted on the proposed system to ensure that it is acceptable.

Plots 12 and 13 have been reorientated and so if the proposed acoustic fencing is installed as described in the Noise Impact Assessment, EH has no objections.

**ECDC Ecologist – 26 August and 6 October 2025**

No objections subject to conditions securing;

- Biodiversity enhancements
- Hedgehog protection/ enhancement
- Lighting condition
- CEMP for Biodiversity as per BS: 42020:2013

BNG – significant on-site enhancements required to be secured via S106 agreement.

**ECDC Trees Team - 5 September 2025**

All of the trees in proximity to this development are protected by Tree Preservation Orders (TPO). The proposal results in minimal impacts on the retained trees and results in the loss of only one low quality Norway Maple and the relocation of 4 early mature trees to the adjacent open space. The submitted plans indicate that nine new trees will be planted as part of the development.

Raises concerns over potential shadowing to properties and subsequent pressure on trees to be hard-pruned or removed to address amenity harm, which would be harmful to the trees and their public amenity value.

## **ECDC Strategic Planning - No Comments Received**

### **ECDC Housing Section – 16.02.2026**

In accordance with policy HOU 3 of the East Cambridgeshire Local Plan a minimum of 30% of the total number of dwellings to be provided will be required for affordable housing provision which is 4 number of units. The Council's preferred housing tenure mix is 70% Affordable or Social Rented Housing and 30% Intermediate Tenure Housing. This would mean a minimum of 3 affordable rent, the remaining 1 unit as rental or intermediate.

A proportion of dwellings should be provided that are suitable or easily adaptable for occupation by the elderly or people with disabilities (Building Regulation M4(2)).

The standards relating to design, space and layout should meet HCA standards.

### **CCC Education - 12 August 2025**

Early Years/Primary and Secondary – there is sufficient capacity to meet the needs from this development.

SEND - Special Education Needs and Disabilities. Based on the multiplier this generates 0.07 children requiring SEND provision. £8,169.56 is requested to meet this provision.

Library - The development can be adequately served by existing library provision in Ely.

### **CCC Local Highways Authority – 12th August 2025**

Following a review of the documents provided to the Local Highway Authority as part of the above planning application, no significant adverse effect upon the public highway should result from this proposal, should it gain benefit of planning permission.

[Further informal advice received 18th February 2026]

Comments provided in the officer's capacity as a highway engineer and do not constitute the formal position of the Local Highway Authority.

Has reviewed the information provided by a local resident in respect of street width Notes that this development is not proposed for adoption and would not be suitable for adoption in the future due to the constraints of the surrounding road network.

Advises that given the number of units proposed and the nature of the development, the proposed carriageway width does not raise any significant highway safety concerns. While a 5.0 m width is preferable, a 4.8 m width is considered acceptable in this context due to the limited length of the road. On this basis, would not have sufficient grounds under the National Planning Policy Framework (NPPF) to justify an objection to the application.

Also advises that, given the scale of the development, a Transport Statement would be an appropriate level of assessment. A full Transport Assessment or Travel Plan would not be required.

**CCC Highways Transport Team - No Comments Received**

**CCC Lead Local Flood Authority - 29 July 2025**

No objection in principle to the proposed development. The submission demonstrates that surface water from the proposed development can be managed through the use of infiltration.

Requests a pre-commencement condition to secure the detailed design of the and long-term management and maintenance of the surface water drainage system serving the development.

**CCC Archaeology - 23 July 2025**

Due to the archaeological potential of the site a further programme of investigation and recording is required in order to provide more information regarding the presence or absence, and condition, of surviving archaeological remains within the development area, and to establish the need for archaeological mitigation of the development as necessary. Pre-commencement condition required.

**CCC Minerals And Waste Development Control Team - No Comments Received**

**Anglian Water Services Ltd - 14 August 2025**

*Assets Affected*

Advises that there are assets owned by Anglian Water or those subject to an adoption agreement within or close to the development boundary that may affect the layout of the site or may require sewer diversion.

*Wastewater Treatment*

Ely Water Recycling Centre can accommodate the flows from the development.

*Used Water Network*

The sewerage system at present has available capacity for the anticipated foul flows.

*Surface Water disposal*

The proposed method of surface water management does not relate to Anglian Water and the Planning Authority will need to seek the views of the Environment Agency.

**Cambs Wildlife Trust - No Comments Received**

**Ely Cycle Campaign - No Comments Received**

**Cambridgeshire Fire and Rescue Service - 25 July 2025**

A scheme for the provision of fire hydrants is required.

**Cadent Gas Ltd - 24 July 2025**

No objection

**National Gas - 23 July 2025**

No objection

**The Ely Group of Internal Drainage Board - 4 August 2025**

No objections

**East of England Ambulance Service - 15 August 2025**

This application for 13 dwelling development could generate another 13 residents and will generate an anticipated additional 7 calls per annum on already constrained ambulance services.

The capital required to create additional ambulance services to support the population arising from the proposed development is calculated to be £4,420 and are for the impact of this development only and will be used to support:

Relocation and expansion of existing Cambridge Ambulance Hub to meet the increased local demand arising from this housing development.

**Cambs Police: Design Out Crime Officers - 5 August 2025**

Generally appears to be an acceptable layout with dwellings overlooked by the neighbouring properties which increases a sense of safety and security, rooms are orientated to provide natural surveillance over the open space to the front. Each dwelling has been provided with defensible space to the front of the properties; parking is within curtilage to the front or side of each dwelling.

Considers the area to be low risk of crime

Provides advice in respect of;

- Door and window security
- Fencing
- External Lighting
- Cycle sheds and stores
- EV charging and vehicle parking
- Footpath links and surveillance
- Apartment block security
- External bin stores
- CCTV

**ECDC Waste Strategy - 27 August 2025**

Advises East Cambs District Council will not enter private property to collect waste or recycling, therefore it would be the responsibility of the owners/residents to take any sacks/bins to the public highway boundary on the relevant collection day. Provides RECAP guidance on expected standards.

Where a developer requires East Cambridgeshire District Council to collect waste and recycling from outside a new property and the road(s) are private and unadopted East Cambridgeshire District Council requires the developer to sign the developers indemnity agreement to mitigate against possible compensation claims.

5.2 A site notice was displayed near the site on 13<sup>th</sup> August 2025 and a press advert was published in the Cambridge Evening News on 31 July 2025.

5.3 Neighbours – 5 neighbouring properties were notified and the responses received are summarised below. A full copy of the responses are available on the Council's website.

- Road design inadequate to cater for shared use
- Highway safety concerns
- Lack of disabled access
- Construction traffic dangers
- Loss of/ harm to trees
- Loss of open space
- Benefits do not outweigh harm
- No need for housing
- Development to the south not shown on plans
- Noise impacts
- Affects a Right of Access/ right of way
- Pollution
- Impacts residential amenity
- No active Travel measures
- Contrary to Policy
- Affects street scene
- Landscape impacts/ affects views
- Loss of privacy
- Parking and turning issues
- Affects on Conservation Area
- Biodiversity impacts
- Loss of public amenity
- Overbearing
- Conflicts with the operational needs/ potential expansion of the hospital
- Services and facilities cannot cope with increase in population
- Blocks pedestrian access to the hospital
- Insufficient consultation

## **6.0 THE PLANNING POLICY CONTEXT**

### **6.1 East Cambridgeshire Local Plan 2015 (as amended 2023)**

GROWTH 1: Levels of housing, employment and retail growth

GROWTH 2: Locational strategy

GROWTH 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 and water efficiency and renewable energy in construction  
ENV 7: Biodiversity and geology  
ENV 8: Flood risk  
ENV 9: Pollution  
ENV 14: Sites of archaeological interest  
COM 7: Transport impact  
COM 8: Parking provision

**6.2 Supplementary Planning Documents**

East Cambridgeshire Design Guide 2012  
Developer Contributions and Planning Obligations 2013  
Flood and Water 2016  
Contaminated Land 2015  
Natural Environment 2020  
Hedgehog Recovery Design Guidance SPD  
Climate Change 2021  
Affordable Housing Statement (Oct 2019)  
Trees Strategy Document 2018

**6.3 Cambridgeshire & Peterborough Waste and Minerals Local Plan 2021**

Policy 14: Waste management needs arising from residential and commercial development

**6.4 National Planning Policy Framework (December 2024)**

2 Achieving sustainable development  
4 Decision-making  
5 Delivering a sufficient supply of homes  
8 Promoting healthy and safe communities  
9 Promoting sustainable transport  
11 Making effective use of land  
12 Achieving well-designed places  
14 Meeting the challenge of climate change, flooding and coastal change  
15 Conserving and enhancing the natural environment  
16 Conserving & enhancing the historic environment

**6.5 Planning Practice Guidance**

**7.0 PLANNING MATERIAL CONSIDERATIONS AND COMMENTS**

**7.1 Principle of Development**

Policy GROWTH 1 of the Local Plan 2015 sets out the levels of housing to be delivered in Local Plan period, expected to be of 5,400 dwellings in the district, with Policy GROWTH 2 setting out the overall strategy for the distribution of growth across the district. The Local Plan is up to date, and these policies aim to ensure that growth takes place in appropriate locations across the district. Within the defined development envelopes, housing, employment and other development to meet local needs will normally be permitted, provided there is no significant adverse effect on the character and appearance of the area and that all other material planning considerations are satisfied. The proposal is located inside the defined development

boundary for Ely as set out in the policies maps under the Local Plan. Ely is identified for significant (housing) growth over the plan period, to which this development would contribute toward, noting that the housing mix of both eh market and affordable dwellings proposed broadly aligns with the Council's latest housing needs assessment report (Housing Needs of Specific Groups, GL Hearn. 2021).

- 7.2 Furthermore, the site is previously developed, formerly used by the Hospital for staff and visitor parking but no longer required since the recent completion of the multi-storey car park at the front of the hospital. The former use is therefore not as employment land as set out under Local Plan policy EMP1, which otherwise seeks to retain land previously in use for B1(now class E(g)) B2 or B8 uses, which this use is not. Paragraph 125 of the NPPF sets out that substantial weight is to be given to the value of using suitable brownfield land within settlements for homes and other identified needs, proposals for which should be approved unless substantial harm would be caused.
- 7.3 It is considered therefore that the principle of the development is supported through Local Plan policies GROWTH1 and GROWTH2 and substantial weight afforded to it through the NPPF.

### **Access and Impact on Highways**

- 7.4 Policy COM7 of the Local Plan states that development should be designed to reduce the need to travel particularly by car and should promote sustainable forms of transport appropriate to its particular location. Development proposals shall provide safe and convenient access to the highway network and be capable of accommodating the level/type of traffic generated without detriment to the local highway network and the amenity, character or appearance of the locality. Policy COM8 requires development proposals to provide adequate levels of car and cycle parking and make provision for parking broadly in accordance with the Council's parking standards (including parking for people with impaired mobility).
- 7.5 The access utilises an area of existing hardstanding and achieved adequate width and visibility splays to serve the development. The internal access road forms a 'Y' shape which provides ample area to safely enter and exit in forward gear, including refuse vehicles. It is understood that the Council's refuse vehicle currently reverses along Redman Drive to service existing dwellings and the ability therefore for the vehicle to enter and exit in forward gear is of wider benefit to users of the roadway in this area.
- 7.6 The development is served by appropriate levels of on-site resident and visitor parking and, reducing risk of occupiers and visitors parking on the highway which is used by cars, cycles and pedestrians.
- 7.7 Concerns have been raised that the highway along Redman Close is unsuitable as a shared surface street, in that vehicle to pedestrian conflict will occur and that the highway is too narrow. It is acknowledged that the section of road along Heaton Drive and Redman Close, to the footway adjacent to the parkland to the south west of the application site, is well used by cyclists and pedestrians. In this regard, the development will generate additional vehicle movements which the applicant's transport statement sets out will be in the region of 8 to 9 movements on the AM and

PM peak. This is not considered to be significant and would have very limited impact on the existing highway network. Notwithstanding, given the character of the road and its current use, vehicle speeds along Redman Close are generally low. Furthermore, whilst the highway is around 4.8 m in width, this is sufficient to accommodate a vehicle and pedestrian simultaneously without conflict.

- 7.8 In this regard, the Local Highway Authority have been consulted on the suitability of the road to serve the development. The LHA has considered the number of units proposed and the nature of the development and considers that whilst the road is generally 4.8 m in width, it is considered acceptable in this context due to the limited length of the road, being around 130m. The LHA considers that an objection could not be sustained having regard to the tests set out under the NPPF paragraph 116, which requires demonstration of unacceptable highway safety or severe cumulative impacts on the road network. Whilst the LHA's comments are provided on the basis that they would not be seeking to adopt the highway or the development access, nonetheless they are considered to carry significant weight in assessing the appropriateness of the access arrangements associated with this development.
- 7.9 The concerns raised have also referenced the Department for Transport's Manual for Streets (MfS) guidance, in respect of shared surface arrangements, the recommendation to consult communities and impacts on disabled access, particularly for the blind where shared surface streets are sometimes challenging. In response, MfS is a guidance document and therefore not statute and sets out that it "does not set out any new policy or legal requirements." MfS version 1 complimented the then 'Planning Policy Statement 3: Housing and Planning Policy Wales', which has since been revoked and replaced by the NPPF. Notwithstanding MfS is a material consideration when assessing the suitability of street layout. Whilst the existing highway does not necessarily follow the guidance in respect of its width and designated pedestrian infrastructure, it must be acknowledged that the development is attempting to retrofit a small housing scheme into an existing highway arrangement on a brownfield site, whereas MfS is intended to guide developers on new street design, which is not the case here.
- 7.10 MfS sets out that where a shared surface arrangement is proposed that communities should be consulted upon, to understand the impacts this may have on their access needs. In this regard, whilst MfS is not statute the LPA has undertaken consultation on the application in accordance with national and local planning requirements.
- 7.11 Concerns raised in respect of disabled access have been carefully considered and indeed MfS recognises that shared surface streets can be challenging for some disabled persons, particularly the blind or partially-sighted who may struggle to navigate such roads. In this regard, it does need to be acknowledged that Heaton Close and Redman Way are established shared streets which already accommodate vehicles and pedestrians simultaneously. Whilst this development would extend, to a small degree, the amount of highway trafficked by vehicles in that vehicle are unlikely to currently drive to the end of Redman Close at present, this is not significant having regard to the existing dwellings along these roads and the 8 dwellings currently under construction (see 20/01006/FUM). It is considered therefore that while the shared surface street arrangement may not be optimum, this arrangement is already established and the development would not exacerbate this to any severe or unacceptable degree, having regard to the tests of paragraph 116 of the NPPF. In

addition, Policy COM 8 requires developments to accommodate parking for people with impaired mobility. In this respect the development incorporates 11 wider parking bays across the dwellings and the houses have been designed to M4(2) standards.

- 7.12 Policy COM7 requires development to promote sustainable forms of transport appropriate to its particular location. In this regard, the development incorporated cycle storage and immediately west of the access is a pedestrian footway, which provides an attractive route and effective access to the main highway and pedestrian infrastructure along Orchard Estate, leading to Lynn Road. Therefore, residents could use this route to get to the main footways and cycleways leading to the services and facilities of Ely. It is considered reasonable to secure final details of the cycle storage to ensure this is appropriate and secure, having regard to advice provided by the Police.
- 7.13 Concerns have been raised over the dangers of construction traffic. As noted in the consultee comments a construction management plan is recommended and is a common requirement for developments and would seek to secure construction routes, storage compound locations, employee parking and other such measures to ensure that conflict is minimised. Concerns in respect of rights of way and access to the hospital being blocked have also been made. The site would not affect any public rights of way and the development would not be linked to the hospital and therefore access through the site to the hospital would not be appropriate, notwithstanding that the main entrances to the hospital to the west and north would not be affected by the development.
- 7.14 In summary, it is considered that the development would comply with the aims of policies COM 7 and COM 8, in that it would provide safe and convenient access to the highway network and be capable of accommodating the level and type of traffic generated without detriment to the local highway network and the amenity, character or appearance of the locality.

### **Visual Amenity**

- 7.15 Policy ENV1 of the Local Plan requires that development proposals should demonstrate that their location, scale, form, design, materials, colour, edge treatment and structural landscaping will create positive, complementary relationships with existing development. Similarly, ENV 2 requires all development to be designed to a high quality, enhancing and complementing local distinctiveness and public amenity by relating well to existing features and introducing appropriate new designs.
- 7.16 The development is set within a network of established trees which will afford it considerable screening, particularly along the southern, western and north-eastern boundaries. Notwithstanding, the dwellinghouses are sympathetic in scale, massing and design to properties in the locality, particularly those closest currently under construction to the south-east. Furthermore, the backdrop of the hospital building which perhaps is not conducive to the predominant residential character of the area would be partially screened by the development when viewed from the approaching highway and footway to the south. Whilst the flatted development will be of greatest scale at around 10.3m/34', the use of vertical cladding to the upper storeys will add visual interest whilst reducing its impact, avoiding a stark appearance that facing

brick can otherwise result in. Notwithstanding, the eaves heights of the flats is modest, at 6.1m/20'. It is considered that the overall design of the dwellings would positively contribute to the character of the area, subject to securing an appropriate palette of materials via planning condition. Likewise, an appropriate soft landscaping scheme is recommended to be secured, to ensure that the development incorporates natural features, over and above those already in or adjacent to the development.

- 7.17 Concerns have been raised that the development would result in a loss of open space or public amenity. It is important to remember that the site formerly provided staff and visitor car parking and was not necessarily accessible to the public in the same way a public open space would be. Furthermore, the trees within the site are proposed to be retained (with exception to aforementioned the Norway Maple) and protected, thereby retaining the natural character as far as possible, with the trees acknowledge as having considerable amenity value. Other comments are concerned that the development would affect the conservation area. As set out above, the site is not within or adjacent to any designated heritage area or land and no buildings of any heritage status are located in proximity to it.
- 7.18 In summary, it is considered that, subject to final materials and landscaping details the development would create positive, complementary relationships with existing development, enhancing and complementing local distinctiveness and public amenity by relating well to existing features and introducing appropriate new designs, in accord with Local Plan policies ENV1 and ENV2.

### **Residential Amenity**

- 7.19 Local Plan policy ENV 2 seeks to ensure there is no significantly detrimental effect on the residential amenity of nearby occupiers, and that occupiers and users of new buildings, especially dwellings, enjoy high standards of amenity. ENV 2 along with Policy 14 of the Cambridgeshire and Peterborough Waste and Minerals Local Plan (CPWMLP) seeks to ensure that refuse strategies are built into new development schemes, to ensure that occupiers have adequate facilities to sort and present their waste for regular collection.
- 7.20 The development would be located around 55m to the nearest residential property and as such is not anticipated to result in any overbearing, overlooking or overshadowing of other properties in the locality. Its residential use is anticipated to be wholly compatible with the wider residential use of the area e.g., in respect of noise and other disturbance. As noted above it is prudent to secure a construction management plan due to the nature of the development and proximity to other residences and the hospital, to ensure that any pollution and disruption is minimised as practicably as possible, as per the requirements of Local Plan policy ENV 9.
- 7.21 In respect of future occupiers, the dwellings all exceed National Design Space Standards and occupiers of the houses would be provided with adequate private amenity space and, as noted above – onsite parking. Occupiers of the flatted development would have good access to open spaces in the locality, and all properties are served by appropriate refuse storage and collection facilities, inline with development plan policies.

- 7.22 The design of the development has undergone some revision, mainly to address concerns raised regarding the impacts of the trees on future occupiers and the daylight they would receive as a result of canopy shadow, and also to address potential noise impacts from the external plant equipment (air conditioning units and pumps) located alongside the southern boundary of the hospital.
- 7.23 In respect of tree impacts, the application has rotated a number of dwellings and moved them away from a majority of the tree shadow. The application is supported by a sunlight and daylight report which models the daylight/ sunlight anticipated to be received for each property at various times of the year, based on BRE guidelines (Building Research Establishment report 'Site layout planning for daylight and sunlight - A guide to good practice', 2022).
- 7.24 In summary, the modelling shows that the daylight amenity within the properties will be generally good, with an overall compliance rate of 82% in the summer months when the trees are in leaf, and 91% in the winter months. Furthermore, all occupants will have access to a well daylighted living space and access to good sunlight amenity. The majority of gardens will have access to good levels of sunlight, taking into account that some north facing gardens would be limited in any case at certain times of the year. In addition, it notes that all occupants would have access a large communal amenity area within the centre of the site which will receive very good sunlight amenity all year round. It is considered that whilst some properties will be affected by tree shadow, on balance this is not considered to be substantial. Furthermore, through the amended layout, this will reduce the pressure to hard-prune the trees, albeit regular maintenance including some pruning will be required to these trees in order to maintain their basic health, which will likely improve some of the shadowing which may otherwise affect some of the rooms.
- 7.25 In respect of noise impacts, the application is supported by a noise impact assessment (NIA) and the findings of this has also led to amendments to the layout, most notably to plots 12 and 13 at the north-eastern corner of the site. Along the south of the hospital are a number of air conditioning units and pumps which the NIA has identified as being a potential source of noise for future occupiers of these dwellings.
- 7.26 The NIA recommended reorienting the dwellings so that their gardens were not in line of sight of the plant equipment and to incorporate 1.8m/6' high acoustic fencing to back garden boundaries. Plots 12 and 13 now sit at a right angle to the hospital, with their principal elevations facing west and their rear gardens to the west, away for the direct noise source. Following advice from the Council's Environmental Health tea, it is recommended to secure a scheme of noise mitigation measures, to ensure that amenity of future occupiers is not compromised by the plant equipment. The scheme will include final specification of the recommended acoustic fencing (including detail of how this is to be construction where any tree roots may exist), and specification for noise mitigation to properties where required e.g., acoustic ventilation and upgraded glazing.
- 7.27 Subject to the above measures, the development is anticipated to result in a high-quality living environment for existing and future occupiers in accordance with policies ENV 2, ENV 9 and Policy 14 of the CPWMLP.

## Historic Environment

- 7.28 As noted above, the site does not affect any buildings or land of above-ground heritage value. Notwithstanding, Cambridgeshire County Council's Historic Environment Team (CHET) note that their records indicate that the site lies in an area of archaeological potential, based on investigations in the surrounding area, with evidence indicating Bronze and Iron Age activity, with Roman and Anglo-Saxon remains potentially existing.
- 7.29 Given this context, CHET whilst not objecting to the proposal requires a condition to secure a programme of archaeological investigation, to ensure that any archaeological remains are not destroyed or damaged by the proposed development. This is in line with the requirements and aims of Policy ENV 14, and a condition is recommended accordingly.

## Ecology

- 7.30 Policy ENV7 of the adopted Local Plan seeks to protect biodiversity and geological value of land and buildings and requires that through development management processes, management procedures and other positive initiatives, the council will among other criteria, promote the creation of an effective, functioning ecological network. The Natural Environment SPD requires that all development proposals would be expected to provide environmental enhancements proportionate to the scale and degree of the development proposed. In line with Policy ENV 7 and the Natural Environment SPD, the Hedgehog Design Guide SPD requires all residential developments that are not householder to provide a scheme of hedgehog recovery proposals, irrespective of whether hedgehogs are known to be on the site or not.
- 7.31 The application is supported by a preliminary ecological appraisal (PEA), which has assessed the development site and surrounding for potential areas of habitat for protected species and other fauna. The PEA concludes that the site lies outside of any identified protected sites but within 2Km/1.2miles of Ely Pits and Meadows SSSI and Ely Cemetery CWS but is not anticipated to adversely impact upon these given the location and scale of the development.
- 7.32 The PEA also opines that with the habitats on and adjacent site being heavily managed and with a high human presence, these are unlikely to provide suitable habitat for the bird species of interest. The development will however result in some inevitable site clearance which is anticipated to result in some low scale loss of nesting habitat for hedgerow and tree nesting birds, and a low scale loss of foraging features for bats. The PEA therefore sets out precautionary mitigation in respect of (summarised);
- Soft landscaping to include native species-rich hedgerow and trees, and native species-rich wildflower in open spaces
  - Construction works to be carried out in accordance with latest British Standards in respect of tree protection
  - Lighting to be agreed
  - Trees (if removed) to be compensated for by erection of bat boxes
  - If using (non-bitumen coated roofing membranes (NBCRM)) in the roof construction, this must have passed the snagging propensity test (must be

supplied/installed with the necessary certification) to avoid entangling bats that might roost in loftspace.

- Vegetation on site to be cut and maintained short (maximum height of 10cm) until the start of works, to discourage animals from using these areas.
- Enhancements by way of integrated bat boxes.
- Management of hedgerows or trees to be undertaken outside of bird nesting season, or under watch by an ecologist.
- Swift and Sparrow boxes to be incorporated
- Creation of a log-pile on site
- Installation of bee bricks

7.33 The Council's Ecology officers have reviewed the PEA and the recommendations and raise no objections subject to suitable conditions to secure the mitigation and enhancement measures proposed and to address the requirements of the recently adopted Hedgehog recovery SPD. It is considered that compliance with such conditions would accord with the requirements and aims of ENV 7.

*Biodiversity Net Gain*

7.34 The development would fall under the statutory duty to secure at least 10% biodiversity net gain (BNG) and the application is supported by a BNG metric which demonstrates this is achievable through delivery of 2.34 Habitat units and 1.14 hedgerow units. The BNG plan is to be secured through legal agreement which will also include details of a 30-year Habitat Management and Monitoring Plan.

**Flood Risk, Drainage & mitigating impacts of climate change**

7.35 The application site is in an area at low risk of flooding, and not in an area of risk of surface water flooding. The application is supported by a flood risk assessment (FRA) which demonstrates that surface water can be adequately managed on site without causing flooding elsewhere. This would be subject to further demonstration via a final a detailed design which can be secured via planning condition. The Lead Local Flood Authority has accepted the drainage strategy, subject to condition.

7.36 Matters of foul drainage would also need to be secured via condition and there is nothing to indicate that the proposed mains sewer connection would not be available to the developer in achieving a satisfactory scheme in this regard, with Anglian Water confirming that the wastewater recycling centre has available capacity for the development.

7.37 It is considered that the proposal complies at this stage with the aims of Local Plan policy ENV 8 in respect of appropriate flood risk and drainage measures.

7.38 Local Plan policy ENV 4 seeks to ensure that developments incorporate energy and resource-efficient measures to assist with tackling climate change. In this regard the application is supported by a renewable energy and water consumption assessment report which sets out that the design of the development will aim to;

- reduce water usage below 110 litres per person, per day (at technical design stage)
- incorporate rainwater storage facilities
- include of solar PV and/ or air source heat pumps

- utilise passive fabric improvements/ passive solar design

7.39 The above measures are yet to be finalised and a condition securing the final detail can be reasonably captured via planning condition. Subject to this the proposal aligns with the aims of ENV 8.

### **Planning Obligations**

7.40 Policy GROWTH 3 of the Local Plan requires developments to mitigate their impacts through infrastructure provision, by way of planning conditions and/ or S106 obligations.

7.41 The requirements for SEND education contributions sought by the County Council are necessary to mitigate the impacts of the development, meet the tests as set out under CIL Regulations and align with the Council's Developers Contributions SPD. The development is also required to provide 4 affordable dwellings and the mechanism for this again needs to be secured via legal obligation. Likewise, having regard to the Developers Contributions SPD, the scheme would also be liable for contributions towards off-site open space, to the value of £16,695.00. In addition, a wheeled bin contribution of £63.40 is required per household. Finally, the BNG plan and monitoring will need to be captured through legal agreement.

7.42 Subject to the completion of the necessary S106 agreement(s), the development would accord with the requirements of the Local Plan and SPD in respect of infrastructure.

7.43 Whilst the East of England Ambulance Trust (EEAST) has requested a financial contribution, it is not considered that the specifics of this request meets with the requirements of CIL 122(2) regulations and therefore cannot be secured through this development. Alternative means of securing this funding will therefore need to be sought by EEAST.

7.44 While resident concerns have been raised in respect of local services and associated pressures as a result of development in the locality, the above measures are considered to proportionately address this concern, having regard to CIL regulations and other contributions that would be made through CIL charging.

### **Human Rights Act**

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

## **Equalities and Diversities**

- 7.46 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.

## **Planning Balance**

- 7.47 Section 38(6) of the Planning and Compulsory Purchase Act 2004, requires that applications must be determined in accordance with the development plan unless material considerations indicate otherwise.
- 7.48 Having regard to the development plan policies, it is recognised that there is slight conflict with policy ENV 2, in that the development may result in some limited harm to the residential amenity of future occupiers where they may experience some overshadowing from trees, which may in turn reduce the amount of daylight entering some rooms. This accrues some negative weight. Furthermore, due to the scheme's reliance on the current streets arrangement, the shared surface nature may not fully assist some pedestrians, particularly those with impaired mobility or sight, albeit it is recognised that existing site constraints limit opportunities in this regard. This also carries moderate negative weight as there is some conflict with the aims of Local Plan policy COM 7. There are no other policy conflicts identified through this scheme.
- 7.49 The development would make an effective use of a brownfield site, in a location favoured for growth, particularly for housing. Paragraph 125 of the NPPF sets out that substantial weight is to be given to the value of using suitable brownfield land within settlements for homes and other identified needs, proposals for which should be approved unless substantial harm would be caused. It is not considered that, subject to the imposition of planning conditions which are set out at Appendix 1, any substantial harm would accrue through this development and there are no matters worth of sufficient weight to indicate a decision other than in accordance with the development plan should be made. Accordingly, whilst the NPPF directs that planning permission should be approved in this instance, the development is considered in any case, to accord with the development plan when taken as a whole and therefore should be approved.

## **8.0 APPENDICES**

Appendix 1 – Recommended Conditions  
Appendix 2 – Plans

## APPENDIX 1 - Recommended Conditions

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

<b>Plan reference</b>	<b>Version No</b>	<b>Date received</b>
Site Plan 23-1030-3-050	F	18th February 2026
2 Bed House Proposed Plans 23-1030-062	D	6th February 2026
2 Bed House Elevations 23-1030-072	C	6th February 2026
3 Bed House Proposed Plans 23-1030-061	C	9th October 2025
2 Bed House Elevations 23-1030-071	B	9th October 2025
Location Plan 23-1030-3-001	C	11th July 2025
Apartments - Proposed Plans 23-1030-3-060	A	2nd July 2025
Apartments - Proposed Elevations 23-1030-3-070	A	2nd July 2025

- 1 Reason: To define the scope and extent of this permission.
- 2 The development hereby permitted shall be commenced within 3 years of the date of this permission.
- 2 Reason: To comply with Section 91 of the Town and Country Planning Act 1990, as amended.
- 3 No demolition/development shall commence until the applicant, or their agents or successors in title, has implemented a programme of archaeological work, commencing with the evaluation of the application area, that has been secured in accordance with a Written Scheme of Investigation (WSI) that has been submitted to and approved by the Local Planning Authority in writing. For land that is included within the WSI, no demolition/development shall take place other than under the provisions of the agreed WSI, which shall include:
  - a. The statement of significance and research objectives;
  - b. The programme and methodology of investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works;
  - c. The timetable for the field investigation as part of the development programme;
  - d. The programme and timetable for the analysis, publication & dissemination, and deposition of resulting material and digital archives
- 3 Reason: To ensure that any archaeological remains are suitably recorded in accordance with policy ENV14 of the East Cambridgeshire Local Plan 2015 (as amended 2023). The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted.
- 4 Prior to the commencement of the development hereby approved (including demolition and all preparatory work), a scheme for the protection of the retained trees, in accordance with British Standard BS: 5837 (2012) Trees in relation to demolition, design and construction - Recommendations, including a tree protection plan(s) (TPP) and an Arboricultural Method Statement (AMS) shall be submitted to and approved in writing by the Local Planning Authority.

Specific issues to be dealt with in the TPP and AMS as relevant to the site:

  - a) Location and installation of services/ utilities/ drainage.

- b) Methods of any demolition within the root protection area (RPA as defined in BS 5837: 2012) of the retained trees.
- c) Details of construction within the RPA or that may impact on the retained trees.
- d) A full specification for the installation of boundary treatment works within or adjacent RPA's.
- e) A full specification for the construction of any roads in relation to RPA's, parking areas and driveways, including details of the no-dig specification and extent of the areas of the roads, parking areas and driveways to be constructed using a no-dig specification.
- f) Detailed levels and cross-sections to show that the raised levels of surfacing, where the installation of no-dig surfacing within Root Protection Areas is proposed, demonstrating that they can be accommodated where they meet with any adjacent building damp proof courses.
- g) A specification for protective fencing to safeguard trees during both demolition and construction phases and a plan indicating the alignment of the protective fencing.
- h) A specification for scaffolding and ground protection within tree protection zones.
- i) Tree protection during construction indicated on a TPP and construction and construction activities clearly identified as prohibited in this area.
- j) Details of site access, temporary parking, on site welfare facilities, loading, unloading and storage of equipment, materials, fuels and waste as well concrete mixing and use of fires.
- k) Methodology and detailed assessment of any agreed root pruning.
- l) Details of Arboricultural supervision and inspection by a suitably qualified tree specialist.
- m) Details for reporting of inspection and supervision.
- n) Methods to improve the rooting environment for retained and proposed trees and landscaping.
- o) Veteran and ancient tree protection and management.

The development thereafter shall be implemented in strict accordance with the approved details.

- 8 Reason: To ensure that the trees on site are adequately protected, to safeguard the character and appearance of the area, in accordance with policies ENV1 and ENV2 of the East Cambridgeshire Local Plan 2015 (as amended 2023).
- 9 No works above slab level shall proceed until details and noise specification of the acoustic fencing, their locations and any necessary root protection measures required during its installation has been submitted to and agreed in writing by the Local Planning Authority. The boundary treatments shall be erected prior to the first occupation of the respective dwelling(s) they serve.
- 9 Reason: To safeguard the residential amenity of future occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015 (as amended 2023).
- 10 Prior to works proceeding above slab level, a scheme of noise mitigation for the dwellings at plots 12 and 13, including but not necessarily limited to glazing and ventilation specification, shall be submitted to and approved in writing by the Local Planning Authority.

The noise mitigation measures shall be installed prior to the first occupation of the dwellings.

- 10 Reason: To safeguard the residential amenity of future occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015 (as amended 2023).
- 11 Prior to works proceeding above slab level, a refuse collection strategy shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include;
  - i) details of waste collection points,
  - ii) a copy of the indemnity agreement where the Council's waste collection service are to collect from the development site, and;
  - iii) a copy of homeowner notices, which advises residents of the waste storage, sorting and collection strategy.

A copy of the agreed homeowner notice shall be provided to each property on occupation and the waste collection strategy shall be carried out in accordance with the agreed details.

- 11 Reason: To ensure a satisfactory means of waste sorting, storage and collection in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015 (as amended 2023) and Policy 14 of the Cambridgeshire & Peterborough Waste and Minerals Local Plan 2021.
- 12 Prior to works proceeding above slab level, details of a secure communal bin storage facility to serve the apartments building shall be submitted to and approved in writing by the Local Planning Authority. The communal bin storage facility shall be provided prior to the first occupation of the apartment building and thereafter retained in perpetuity.
- 12 Reason: To ensure a satisfactory design means of waste sorting and storage in accordance with policy ENV1 and ENV2 of the East Cambridgeshire Local Plan 2015 (as amended 2023) and Policy 14 of the Cambridgeshire & Peterborough Waste and Minerals Local Plan 2021.
- 13 Prior to works proceeding above slab level, 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 with the agreed strategy being employed on each respective dwelling prior to its occupation.
- 13 Reason: To ensure that the proposal meets with the requirements of sustainability as stated in policy ENV4 of the East Cambridgeshire Local Plan 2015 (as amended 2023) and the Climate Change SPD, 2021.
- 14 Prior to works proceeding above slab level precise details of external materials for the walls, roofs, rainwater goods and fenestration shall be submitted to and approved in writing by the Local Planning Authority. All works shall be carried out in accordance with the approved details.
- 14 Reason: To safeguard the character and appearance of the area, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015 (as amended 2023).
- 15 Prior to works proceeding above slab level, an external lighting scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include

details of the means of lighting, the levels and direction of luminance and an assessment of how this will safeguard nocturnal fauna. The approved scheme shall be implemented prior to the first occupation of the development and so maintained in perpetuity.

- 15 Reason: In the interests of protecting the character of the area, residential amenity and safety, and the protection of biodiversity in accordance with policies ENV1, ENV2 and ENV7 of the East Cambridgeshire Local Plan 2015 (as amended 2023) and the Natural Environment SPD, 2020.
- 16 Prior to works proceeding above slab level, a scheme of biodiversity improvements shall be submitted to and agreed in writing with the Local Planning Authority. The biodiversity improvements shall follow the recommendations as set out in section 7 of the Preliminary Ecological Appraisal (Greenlight Environmental Consultancy, 14 February 2025) and shall also include a scheme of hedgehog recovery measures. The agreed scheme shall be installed prior to the first occupation of the development and thereafter maintained in perpetuity.
- 16 Reason: To ensure that the proposal meets with the requirements to maximise opportunities for creation of habitats as an integral part of the proposal, as stated in policy ENV7 of the East Cambridgeshire Local Plan 2015 (as amended 2023), the Natural Environment SPD, 2020 and the Hedgehog Recovery Design Guidance SPD, 2024.
- 17 Prior to works proceeding above slab level, a scheme detailing secure and covered cycle storage serving the houses and apartment building shall be submitted to and approved in writing by the Local Planning Authority. The cycle storage shall be provided to each respective property prior to its first occupation (in the case of the apartment, prior to its first occupation).
- 17 Reason: To provide a satisfactory and safe means of cycle store, to facilitate and encourage sustainable travel modes in accordance with policies ENV 2 and COM 7 of the East Cambridgeshire Local Plan 2015 (as amended 2023).
- 18 Prior to first occupation or commencement of use a full schedule of all soft landscape works shall be submitted to and approved in writing by the Local Planning Authority. The schedule shall include, planting plans, a written specification; schedules of plants noting species, plant sizes, proposed numbers/densities; and a detailed implementation programme. It shall also indicate all existing trees and hedgerows on the land and details of any to be retained. The works shall be carried out in accordance with the approved details prior to the end of the first planting season following occupation of the development. If within a period of five years from the date of the planting, or replacement planting, any tree or plant (including retained existing trees/hedgerows) is removed, uprooted or destroyed or dies, another tree or plant of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.
- 18 Reason: To assimilate the development into its surroundings, in accordance with policies ENV1 and ENV2 of the East Cambridgeshire Local Plan 2015 (as amended 2023).
- 19 Prior to works proceeding above slab level details of hard landscape works shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details prior to the occupation of any part of

the development or in accordance with an implementation programme submitted to and approved in writing by the Local Planning Authority prior to first occupation.

- 19 Reason: To assimilate the development into its surroundings, in accordance with policies ENV1 and ENV2 of the East Cambridgeshire Local Plan 2015 (as amended 2023).
- 20 No works above slab level shall proceed until details of the boundary treatments (not already addressed through condition 9), their locations and any necessary root protection measures required during its installation has been submitted to and agreed in writing by the Local Planning Authority. The boundary treatments shall be erected prior to the first occupation of the respective dwelling(s) they serve.
- 20 Reason: To safeguard the residential amenity of future occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015 (as amended 2023).
- 21 Fire hydrants shall be provided across the development in accordance with the following steps;
  - i) No development above slab level shall proceed until details for the provision of fire hydrants has been submitted to and approved in writing by the Local Planning Authority. The approved scheme for each phase shall be implemented in accordance with the approved plans.
  - ii) Prior to the first occupation of any dwelling, the applicant shall provide confirmation that they have notified Cambridgeshire Fire and Rescue that the hydrants have been installed, are fully operational and available for inspection.
- 21 Reason: To ensure proper infrastructure for the site in the interests of public safety in that adequate water supply is available for emergency use.
- 22 Prior to the first occupation of the development, the access serving the development shall be completed in full as detailed on the approved Site Plan 23-1030-3-050 F. The access road shall be finished in a bound surface and drained within the site and thereafter retained as such in perpetuity.
- 22 Reason: In the interests of highway safety, in accordance with policies COM7 and COM8 of the East Cambridgeshire Local Plan 2015 (as amended 2023).
- 23 Prior to the first occupation of the development, the parking and turning areas as detailed on the Site Plan 23-1030-3-050 F shall be provided and thereafter retained in perpetuity.
- 23 Reason: In the interests of residential amenity and highway safety, in accordance with policies ENV 2, COM7 and COM8 of the East Cambridgeshire Local Plan 2015 (as amended 2023).
- 24 If it is necessary to undertake ground piling a method statement shall be submitted and agreed in writing with the Local Planning Authority (LPA) before any such piling is undertaken. This document shall include the commitment to notifying nearby properties prior to the work commencing to advise how long the works will last. This notification shall also provide a contact number so that if there are any concerns while the piling is taking place, they can contact the contractor. If the method of piling involves impact driving,

works will be restricted to the hours (specifically for piling) between 09:00 - 17:00 each day Monday - Friday and none on Saturdays, Sundays or Bank Holidays.

If there is no intention to utilise ground piling, this shall be confirmed in writing and a condition which prevents it be attached until such time as a ground piling method statement is agreed with the LPA.

- 24 Reason: To safeguard the residential amenity of future occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015 (as amended 2023).
- 25 Construction times and deliveries, with the exception of fit-out, shall be limited to the following hours: 0730 to 1800 each day Monday - Friday, 0730 to 1300 Saturdays and none on Sundays, Bank Holidays and Public Holidays.
- 25 Reason: To safeguard the residential amenity of future occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015 (as amended 2023).
- 26 In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported to the Local Planning Authority within 48 hours. No further works shall take place until an investigation and risk assessment has been undertaken and submitted to and approved in writing by the Local Planning Authority. Where remediation is necessary, a remediation scheme must be submitted to and approved in writing by the Local Planning Authority. The necessary remediation works shall be undertaken, and following completion of measures identified in the approved remediation scheme a verification report must be prepared and approved in writing by the Local Planning Authority.
- 26 Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with policy ENV9 of the East Cambridgeshire Local Plan 2015 (as amended 2023).

## APPENDIX 2 - PLANS

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