

**25/01223/RMM**

Saxon Business Park

Woodfen Road

Littleport

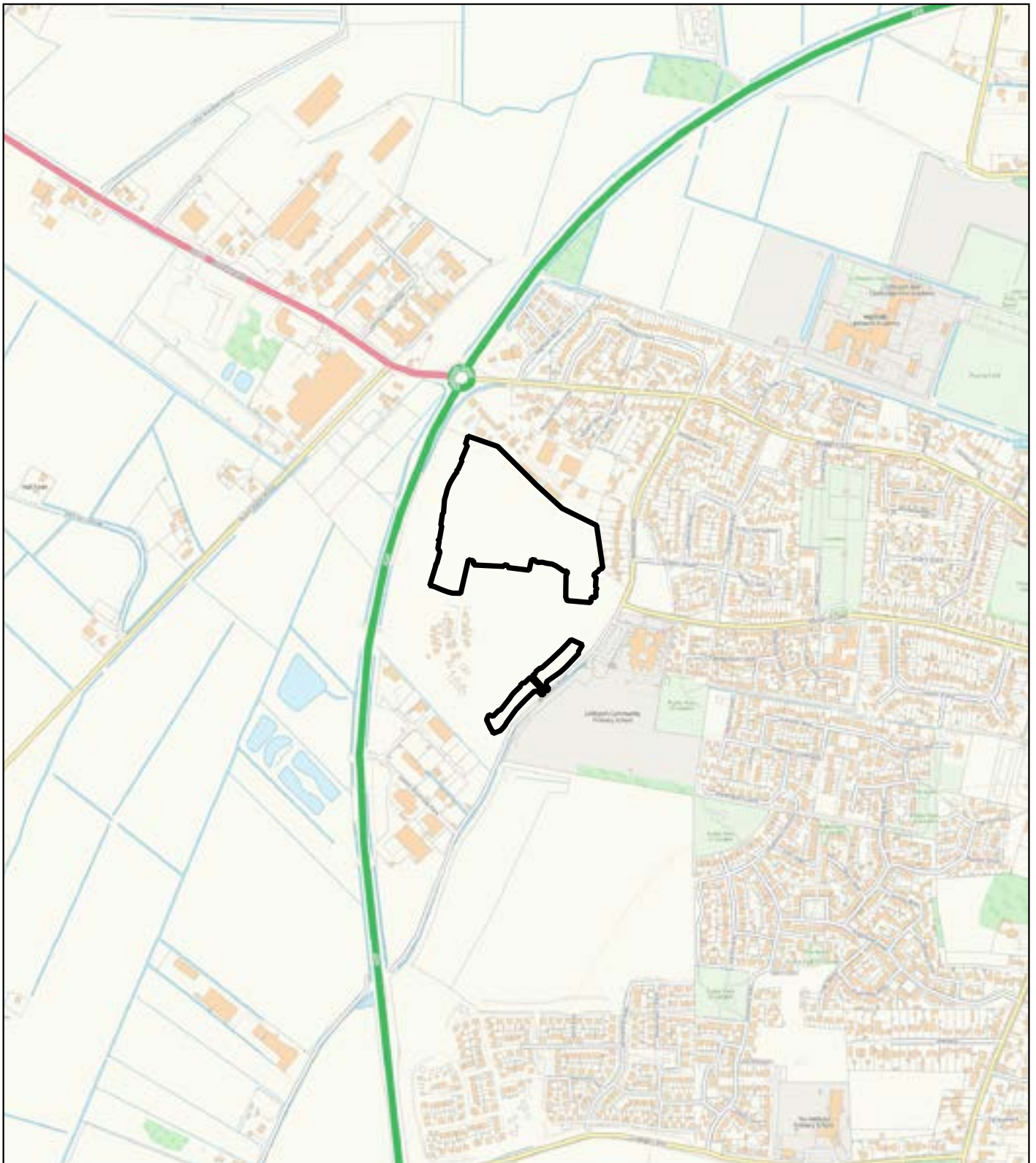
Reserved Matters application seeking approval of appearance, landscaping, layout and scale for 197 dwellings (Use Class C3) and 20 self-build unit plots pursuant to hybrid planning permission

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

<http://pa.eastcambs.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=T5BBYRGGLD800>







25/01223/RMM



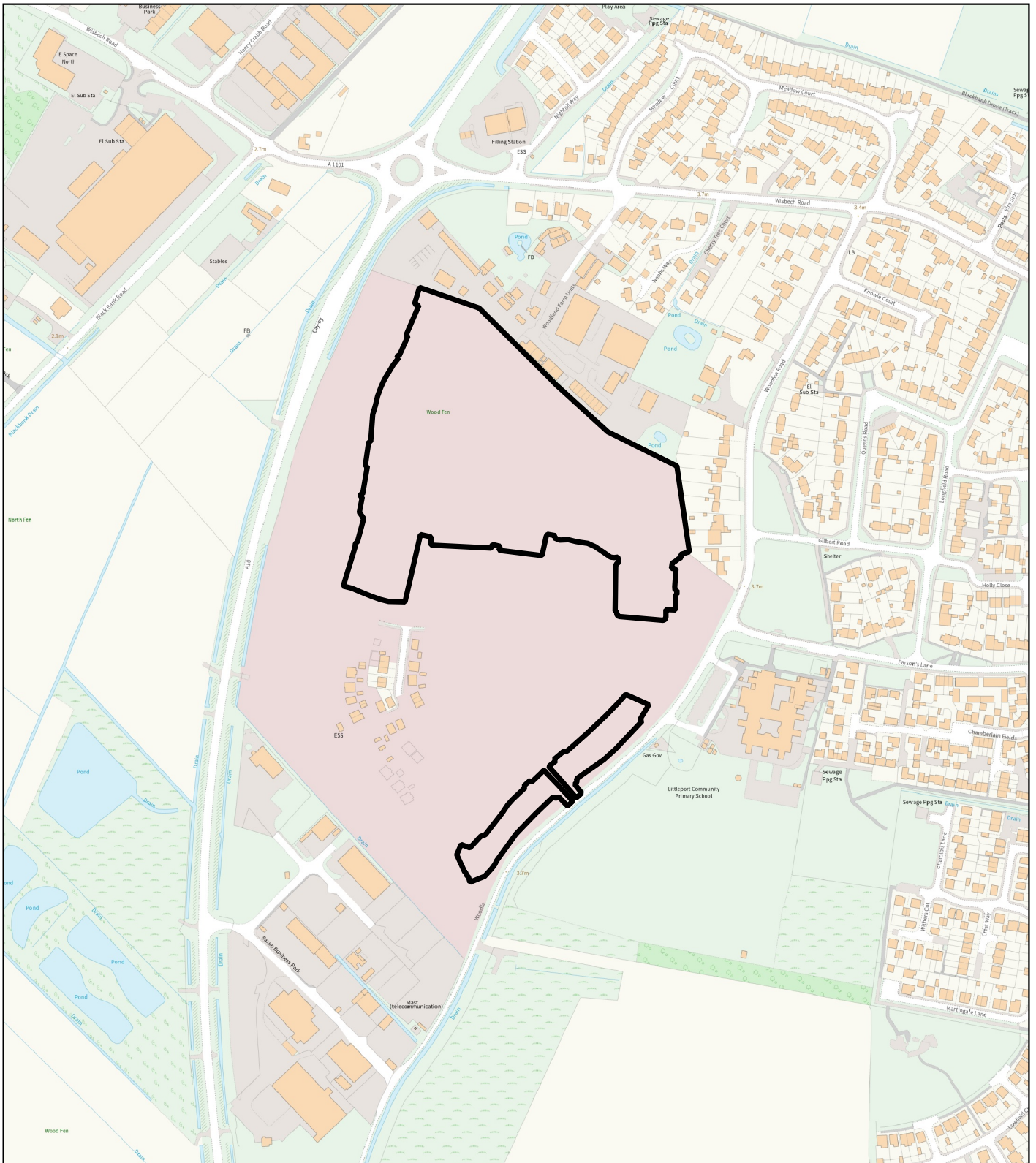
Land To North Of  
Saxon Business Park  
Woodfen Road  
Littleport  
Cambridgeshire

East Cambridgeshire  
District Council

Date: 20 May 2026  
Scale: 1:10,000



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25/01223/RMM

Land To North Of  
Saxon Business Park  
Woodfen Road  
Littleport  
Cambridgeshire



East Cambridgeshire  
District Council

Date: 20 May 2026  
Scale: 1:5,000



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**TITLE: 25/01223/RMM**

Committee: Planning Committee

Date: 03 June 2026

Author: Major Projects Officer

Report No: AB11

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**Site Address: Land To North Of Saxon Business Park Woodfen Road Littleport  
Cambridgeshire**

**Proposal: Reserved Matters application seeking approval of appearance,  
landscaping, layout and scale for 217 dwellings (Use Class C3) pursuant to  
hybrid planning permission 20/01238/FUM (as varied by 20/01238/NMAA  
and 20/01238/NMAB) Phase 2**

**Applicant: Barratt David Wilson Homes Anglia (BDW)**

**Parish: Littleport**

**Ward: Littleport**

Ward Councillor/s: Christine Ambrose-Smith  
Martin Goodearl  
David Miller

**Date Received: 6 November 2025**

**Expiry Date: 10 June 2026**

**1.0 RECOMMENDATION**

- 1.1 Members are recommended to APPROVE the application subject to the recommended planning conditions set out in Appendix 2 for the following reason(s): the proposals form the reserved matters details for the second phase of the development following outline consent ref.: 20/01238/FUM, aligning with this consent, and in the absence of significant adverse impacts in terms of visual and residential amenity, highway safety and all other relevant material planning considerations.

- 1.2 The application is being heard by committee following consultation with the Chair of the Planning Committee and ward councillors, who have requested that the application was determined by the Planning Committee.

## **2.0 SUMMARY OF APPLICATION**

- 2.1 The application follows the approval of permission 20/01238/FUM to the north of Saxon Business Park, between the A10 and Woodfen Road. Full planning permission was granted for Phase 1, consisting of 180 dwellings, access, landscaping, sustainable urban drainage, public open space and associated primary infrastructure. Outline planning permission was granted for Phase 2 of the development, for up to 217 dwellings with all matters reserved except access.
- 2.2 This application relates to the details for reserved matters for Phase 2, consisting of 197 dwellings and 20 self-build dwellings. The reserved matters of appearance, landscaping, layout and scale are under consideration as part of this application. The matter of access has been approved as part of the previous application. The application also includes details requested by the following conditions on application 20/01238/FUM – 40 (Market Housing Mix), 52 (Noise Report) and 55 (Energy and Sustainability Strategy), which have been assessed in tandem.
- 2.3 The full planning application, plans and documents submitted by the Applicant can be viewed online via East Cambridgeshire District Council's Public Access online service, via the following link [Simple Search](#).

## **3.0 PLANNING HISTORY**

### **3.1 20/01238/FUM**

Hybrid planning application seeking full planning permission for 180 dwellings, access, landscaping, sustainable urban drainage, public open space and associated primary infrastructure; and outline planning permission for up to 217 dwellings with all matters reserved except access. **Approved** – 25 June 2024

### **20/01238/DISD**

To discharge Condition 19 (surface water) 20 (additional surface water run-off) of decision 20/01238/FUM dated 25 June 2024 for Hybrid planning application seeking full planning permission for 180 dwellings, access, landscaping, sustainable urban drainage, public open space and associated primary infrastructure; and outline planning permission for up to 217 dwellings with all matters reserved except access. **Conditions Discharged** – 10 April 2025

### **20/01238/ELL**

Submission of details in accordance with Paragraph 1.8 of Part 1, Schedule 1 (viability review) of the S106 Agreement in relation to application reference 20/01238/FUM. **Opinion Issued** – 16 April 2026

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

- 4.1 The application site is located between the A10 (located to the west) and Woodfen Road (located to the east). The site's primary entrance is onto the A10, and access to Phase 2 is given via the spine road and new roundabout approved as part of the Phase 1 development under application reference 20/01238/FUM. The twenty self-build plots would be served via minor road/driveways leading directly from Woodfen Road. With the exception of these self-build plots, there would be no vehicular access into wider Phase 2 proposals or to Phase 1 from Woodfen Road.
- 4.2 To the north and south of the site are business/industrial sites. There are residential properties immediately adjacent to the north-east corner of the site located on Woodfen Road. Further east of the site opposite Woodfen Road is the Littleport Community Primary School and sport field. Open countryside extends beyond the A10 to west with a number of commercial/industrials developments located on the A1101 further to the north.

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

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

##### **Littleport Town Council – 29 April 2026**

No objection, however, the Town Council reiterate concerns regarding highways safety in the proximity of the Saxon Business Park, suggesting mitigations. The Town Council seeks clarification on permeability through the site, particularly number of access points and whether the development would include a route through via Woodfen Road. The Town Council also enquires about Enforcement Officer attending the site.

##### **Strategic Housing – 15 April 2026**

No objection. The Strategic Housing Team supports the above application as it will deliver 20% affordable housing on site (43 dwellings) and acknowledges that this is slightly higher than the independently assessed Viability Report suggested. The Strategic Housing Team consider that the affordable housing mix proposed will meet the housing needs of those households in both the Littleport area as well as helping to meet the Councils overall affordable housing need for the district.

##### **Urban Designer (Place Services) – 29 April 2026**

No objection. Place Services have provided detailed advice on the scheme and in respect of the revised plans, they have concluded that they are supportive of the proposals which are considered acceptable from an Urban Design perspective. The revisions are mostly supported, and overall, the proposal is considered compliant with national and local design policy and guidance. A number of refinements are suggested in order for the development to adhere to all best urban design practices. These recommendations relate primarily to the layout and form of the development, the parking strategy and the pedestrian connectivity across the site.

### **Designing Out Crime Officer – 10 April 2026**

No objection. Latest response refers to initial comments, noting the area to be of medium to high risk to the vulnerability of crime and that crime prevention and security have been considered in the application. States that site layout and parking to the side or front of dwellings are acceptable and provides technical advice on different types of doors and windows, external lighting, Violence Against Women and Girls (VAWG), cycle and scooter storage, boundary treatment, gable end walls, landscaping, public open spaces, and SuDS. Provides advisory note for the security at the construction phase.

### **ECDC Ecology – 14 April 2026**

No objection. Within their latest comments, the Senior Ecologist has advised that they have no additional comments to make on the application. A condition has been recommended in relation to the submission of a scheme of biodiversity enhancements, unless this has already been appended to the hybrid consent.

### **ECDC Trees Officer – 01 May 2026**

No objection. Within their latest comments and following review of the revised landscaping details, the Trees Officer has advised that the soft landscaping scheme is acceptable and is suitable in this locality. On this basis, they have removed their original objection which related to the suitability of the location of some of the fruit bearing trees within close proximity of parking areas and footpaths. A condition has been recommended to secure compliance of the proposals with the revised landscaping scheme.

### **Local Highway Authority – 01 December 2025**

No objection. The Local Highway Authority have commented that following review of the submitted documents, the effects of the proposed development upon the Public Highway would likely be mitigated if the conditions outlined below form part of any permission. They have observed that some driveways appear to include nearly three car parking spaces but are only shown as two on the submitted plans. Whilst parking provision is ultimately determined by the Local Planning Authority, the Local Highway Authority seek to ensure that all parking spaces are practical and do not lead to overspill onto the adoptable highway. The driveway access for plots 004 and 005 does not look to be achievable, this is due to its location in relation to the ramp on the main spine road. Recommend that the location of the ramp is amended to ensure it does not conflict with the access for these dwellings. The Local Highway Authority have recommended a number of conditions to be attached to the decision notice.

### **ECDC Waste Strategy – 21 April 2026**

No objection, however the Waste Strategy Team have raised concern about the drag distances for some of the plots and note that RECAP guidelines state that storage locations for residential properties should not be more than 25 metres from the collection point. Several plots must move waste further than this, one requiring a distance of 34 metres. It would be suggestable for the collection points to be amended

or to review the roads that refuse vehicles have access to in order to minimise these distances. If bin collection points are the desired option for these plots, they will need to have a hard surfaced area and be designed of a sufficient size for their function. It has been noted that the refuse tracking seems to suggest that vehicles will need to overhang the curb outside plot 143 and 125. Similarly, the hammerhead turning at plot 108/109 appears to overhang the adoptable road.

**Active Travel England – 09 April 2026**

No comments. Active Travel England have advised in their latest response that the view of the Local Highway Authority should be appropriately considered prior to determination of the application.

**Environment Agency – 10 April 2026**

No objection. The Environment Agency have referred to their initial response, which states that the application does not raise new issues relating to flood risk or coastal change matters that have not already been considered and, where necessary, controlled at the outline stage. There are therefore no further comments to make with regard to flood risk or coastal change.

**Lead Local Flood Authority – 27 April 2026**

No objection. The Lead Local Flood Authority supports the application noting that surface water will be discharged via tanked permeable paving before discharging into the swale and attenuation basins approved as part of the Phase 1 development. As the swale was previously approved as part of Phase 1, under discharge of condition application 20/01238/DISD, the previous objection regarding gradients has been removed. A maintenance and management plan has been provided outlining maintenance practices and adoption details of all surface water drainage features.

**Anglian Water – 06 May 2026**

No objection. Anglian Water advises that the assets on the site are not owned by Anglian Water and therefore not their responsibility but of the landowner, noting that new development must comply with Building Regulations and the Water Industry Act. They have confirmed that the Water Recycling Centre can accommodate the flows from the proposed growth, and that the proposed connection point to Anglian Water existing foul sewer at manhole 5303 is acceptable. Anglian Water notes that the proposed method of surface water discharge does not relate to an Anglian Water owned asset, and therefore it is outside of their jurisdiction to provide comments on the suitability of the surface water discharge.

**Littleport and Downham Internal Drainage Board – 05 December 2025**

No objection. The Littleport and Downham Internal Drainage Board have commented that surface water would be drained via the attenuation basis installed as part of Phase 1. Following review of the submitted flow rate details, the proposals for Phase 2 are not considered to have an adverse impact on the operation of the IDB, subject to the satisfactory resolution of the works required to the receiving highway drain (watercourse) and the watercourse connecting the Highway drain to the IDB system.

This would fall under a separate remit, and it has been confirmed that this would unlikely impact on the acceptability of the Phase 2 proposals.

**Environmental Health – 09 April 2026**

No objection. The Environmental Health Officer has advised in their latest comments that the findings and recommendations within the revised Noise Impact Assessment (NIA) remain unchanged and they have no additional comments to make. In their comments of 14 November 2025, they advised that they have no objections to raise if the recommendations within the NIA are followed.

**Ward Councillors - 08 May 2026**

Cllr Martin Goodearl raised concerns about access to the 20 self-build plots via Woodfen Road during construction, noting Parsons Lane is unsuitable for this type of traffic. This and access during occupation would be against conditions imposed to the development, with access restricted to the A10 only. Advised that the conditions were introduced due to the location of the primary school in the junction between Woodfen Road and Parsons Lane, and the single-track nature of Woodfen Road past Parsons Lane. Noted to have raised these points during the presentation by the developers to Littleport Town Council, however no reply had been received.

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

**Cambridgeshire Archaeology - No Comments Received**

**NHS England - No Comments Received**

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

**Wildfowl & Wetlands Trust - No Comments Received**

**Cambridgeshire Fire and Rescue Service - No Comments Received**

**Cadent Gas Ltd - No Comments Received**

**ECDC Strategic Planning - No Comments Received**

**ECDC Conservation Officer - No Comments Received**

**ECDC Strategic Planning - No Comments Received**

**Ambulance Service - No Comments Received**

- 5.2 Two site notices were displayed near the site on 13 November 2025, and a press advert was published in the Cambridge Evening News on 20 November 2025. Following receipt of the amended plans, a further two site notices were displayed on 15 April 2026 and a press advert was published in the Cambridge Evening News on 16 April 2026.

5.3 Neighbours – 69 neighbouring properties were notified. Three responses have been received as a result of the two rounds of publicity and are summarised below. A full copy of the responses is available on the Council's website.

- Original scheme included a green corridor along the rear of the existing houses on Woodfen Road
- Impacts from plot 104 to 32 and 34 Woodfen Road including from shading
- Plot 104 representing and overdevelopment of the site, failing to respect the character of the existing residential properties
- Impacts of the positioning of plot 104 on existing and future occupiers
- Impact of plot 104 on solar panels to existing dwelling at 30 Woodfen Road, particularly in winter
- Concern that the ecology survey has not taken into account the native hedges and the impact that this could have on wildlife
- Potential impacts of construction within close proximity to native hedge to the rear of 32 Woodfen Road on its future growth and wildlife
- Additional traffic to Woodfen Road and concern regarding impact on parking, particularly during school times
- Request safe crossings, signage and parking restrictions of Woodfen Road to ensure pedestrian safety
- The revised plans do not address the previous concerns raised
- No plan/details for the movement of construction materials for the self-build plots. This should be from the new A10 access to avoid significant impacts to pedestrians on Woodfen Road. Request the submission of a detailed construction traffic management plan prior to works commencing

## 6.0 **THE PLANNING POLICY CONTEXT**

6.1 East Cambridgeshire Local Plan 2015 (as amended 2023)

GROWTH 3	Infrastructure requirements
HOU 1	Housing mix
HOU 2	Housing density
HOU 3	Affordable housing provision
LIT 1	Housing/employment allocated, west of Woodfen Road
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

Developer Contributions and Planning Obligations  
Design Guide

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

6.3 National Planning Policy Framework (December 2024)

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

6.4 Planning Practice Guidance

**7.0 PLANNING MATERIAL CONSIDERATIONS AND COMMENTS**

7.1 The application is assessed in accordance with the development plan which comprises the East Cambridgeshire Local Plan, 2015 (as amended 2023). Also relevant are the Supplementary Planning Documents, the Cambridgeshire and Peterborough Minerals and Waste Local Plan 2021, the National Planning Policy Framework (NPPF) and the Planning Practice Guidance (PPG).

7.2 The outline permission secured the matter of access which will be taken off a new roundabout onto the A10 to the west to the site, which also serves as the access to development under Phase 1 secured under application reference 20/01238/FUM. The reserved matters of layout, scale, appearance and landscaping will be assessed in turn within the body of this report, in line with the outline permission and other material considerations.

**7.3 Environmental Impact Assessment**

7.4 An Environmental Impact Assessment (EIA) screening opinion was issued in relation to the outline permission reference 20/01238/FUM (planning reference 19/00972/SCREEN). The EIA screening opinion concluded that an Environmental Statement was not required.

7.5 Application reference 25/01223/RMM is for the approval of the reserved matters in relation to Phase 2, which have been granted outline permission as part of the 20/01238/FUM permission. Application reference 25/01223/RMM is therefore a 'subsequent application' as set out in The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 and has been assessed considering the provisions in section 9 of the Regulations.

7.6 The environmental information already assessed with the screening opinion reference 19/00972/SCREEN and with the outline permission reference 20/01238/FUM is adequate to assess the significant effects of the development on the environment and has been taken into consideration in the assessment of this application for subsequent consent.

## **7.7 Principle of Development**

7.8 The application site is allocated for housing and employment in the Local Plan under Policy LIT 1. The principle of development in this location has been established through the allocation of the site and the granting of outline permission for this parcel of land under application reference 20/01238/FUM.

7.9 Condition 38 of the outline permission sets out that the reserved matters application(s) shall be made within 3 years of the grant of planning permission. This is with the exception of the self-build plots where reserved matters shall be made within 5 years. The reserved matters application has been made within this timescale and therefore the principle of development is acceptable.

## **7.10 Layout**

7.11 This phase of the development extends to the north of Phase 1, with the public open space which forms part of Phase 1 to the north of the spine road running along the entirety of the western boundary of this phase. The site features three different character areas which were established as part of the Phase 1 proposals; the Gateway/Central Spine which provides a strong and consistent building line along the main spine road; the Green Edge which is the lowest density area and runs along the public open space to the western boundary of the site and The Streets. There is a landscaped children's play area located towards the north.

### *Masterplan*

7.12 The design concept plan has been updated within the Planning and Design Statement Addendum (Appendix 2 of the document) to include the 'Gateway' character area which relates to plots 1 and 2 of the development. The identification of the gateway plots assists in demonstrating the overall approach to the built form and the distribution of the character areas established as part of the Phase 1 proposals.

7.13 The revised plans include the indication of the footpaths approved under Phase 1, which demonstrates a clearer understanding of how the built form integrates with the wider movement network, including the western landscape path. These revisions are considered to strengthen the scheme's pedestrian network, promote more active travel options and align with principles M1 and M2 of the National Design Guide.

7.14 Further to this, additional pedestrian links have been demonstrated on the revised plans between plots 80-81 which is considered to further enhance permeability and legibility within the layout, and the changes to the surfacing of the footpaths through the central public open space from mowed paths to one which will require less intensive long-term maintenance and management. These additions are supported.

- 7.15 Within their original comments, Place Services suggested the introduction of an additional pedestrian link between plots 105 and 106 to create a more direct route between the site and the primary school. This has been included on the revised submission, and Place Services have requested further clarity on its delivery due to it being located outside the redline boundary. As this pedestrian link is located outside of the application site, it cannot be secured as part of this phase of the development, and it would therefore not be reasonable for additional details to be requested at this stage.
- 7.16 Amendments have been made to the parking strategy to strengthen the overall scheme and to reduce the prominence of parking within key spaces and vistas. Some of the views within the site would still be terminated by frontage parking, and some parking is provided adjacent to the public open spaces, which is considered to weaken the overall relationship within the streetscape. Notwithstanding, this arrangement been sought to be avoided where possible, particularly at key vistas such as to the northwestern corner of the site, whilst ensuring that the scheme provides an adequate level of resident and visitor parking. The landscaping strategy has been amended to provide a level of screening for the parking adjacent to the public spaces which is supported, and the layout of the site as whole is acceptable.
- 7.17 In relation to the siting of the affordable housing, as demonstrated on the revised tenure plan, this would be located in clusters of no more than 15 dwellings in line with “Affordable Housing Scheme” definition of Part 1, Schedule 1 of the S106 agreement linked to the outline permission.
- 7.18 Overall it is considered that the proposed masterplan for Phase 2 will function well and add to the overall quality of the area will promote social interaction and would create a safe and accessible place, in line with Local Plan Policy ENV2 and Paragraphs 96 and 135 of the NPPF.

#### *Public Open Space and SuDS*

- 7.19 Policy LIT 1 of the Local requires a minimum of 1.6 hectares of public open spaces to be provided with the overall site, and the Council’s Developer Contributions SPD would require 2.69 hectares, considering the proposed housing mix in both phases. The Phase 1 scheme has approved 32,917 square metres (3.3 hectares) of public open space. Phase 2 would provide further 1,486 square metres (0.2 hectare) of open spaces, including the local play area (LAP) required in accordance with the S106 agreement. In total, Phases 1 and 2 would provide 34,403 square metres (3.4 hectares) of open spaces, beyond requirements of both Policy LIT1 and the Council’s Developer Contributions SPD. Whilst still presenting a high level of informal and amenity open space, this is supported.
- 7.20 A large section of the public open space approved as part of the Phase 1 proposals extends along the western boundary of the Phase 2 proposals, and all public open space approved as part of the Phase 1 development will be available for use by occupiers of the dwellings located on both phases of the development. Place Services have noted the inclusion of a substation to the northern corner of the central public open space. Whilst they have advised that this is disappointing as it results in the loss of valuable usable open space, they have commented that it is positive that

landscaping has been incorporated to help screen the substation as illustrated on the revised landscaping plan which will assist in mitigating the visual impacts.

- 7.21 Surface water from this phase of the development is proposed to drain into the swale running along the western boundary within the public open space that was approved as part of Phase 1. Details of the swale have been considered and approved under application reference 20/01238/DISD. The location and details of drainage are therefore not considered to impact on the layout of this phase of the development, as they have already been secured as part of Phase 1. These proposals have been designed with sufficient capacity to accommodate flows from the current phase of development. The LLFA, IDB and Anglian Water offered no objections to the SuDS and overall drainage proposals.
- 7.22 The proposed open spaces to Phase 2 will complement that in Phase 1 and will be sympathetic to the surrounding built environment and landscape setting, and will optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) , in line with Local Plan Policy ENV2 and Paragraph 135 of the NPPF.

#### *Street Layout and Parking*

- 7.23 The Local Highway Authority (LHA) has reviewed the application and have commented that the effect of the proposed development on the public highway would likely be mitigated if the requested conditions form part of any permission. These conditions relate to the drainage of hardstanding in order to prevent surface water run-off onto the public highway, the construction of the road(s), footway(s) and cycleway(s), restrictions on planting on the public highway and the provision of pedestrian visibility splays. These conditions are considered reasonable and can be attached to the decision notice.
- 7.24 The Local Highway Authority have requested a condition requiring the submission of details concerning the arrangements for the future management and maintenance of the streets. It is noted that this condition was imposed with the outline permission part of the hybrid application (condition 44), and it is not considered necessary or reasonable for this condition to be reimposed for this application.
- 7.25 Concerns were raised by Ward Members, neighbours and by the Town Council regarding highways safety along Woodfen Road in the areas in the vicinity of the junction with Parson's Lane and the existing school. Concerns were also raised in relation to access to the 20 self-build plots proposed with the development, and the increased impact on the local traffic and school children safety.
- 7.26 It is noted that improvements to Woodfen Road including speed reduction measures were secured with the outline permission 20/01238/FUM, as detailed in the approved 'Woodfen Road - General Arrangement' (drawing LP-STN-00-WR-DR-C 0110 P06). This has been reviewed by the Local Highway Authority at the time of assessing the hybrid application 20/01238/FUM, and no objection was raised by the Authority once the highways improvements were secured with the outline planning permission.
- 7.27 Furthermore, access to the 20 self-build plots (and to the development as a whole) was established with the outline permission 20/01238/FUM. The enforcement

measures relating to the Saxon Business Park are unrelated to the application site and therefore are not able to be considered as part of this assessment.

- 7.28 The Local Highway Authority have commented that the access to plots 004 and 005 does not look to be achievable due to their positioning in relation to a ramp on the spine road and they have recommended that the location of the ramp is amended to ensure that it would not conflict with the proposed access. The ramp and spine road form part of the Phase 1 proposals, and the applicant has confirmed within the Planning and Design Statement Addendum that the positioning of the ramp will be amended as part of the detailed Section 38 agreement with the Local Highway Authority. This falls under a separate remit to the current planning application.
- 7.29 The Waste Strategy Team have raised concern to the drag distances from some of the properties on the private access roads to the proposed bin collection points. They advise that RECAP guidelines state that storage locations for residential properties should not be more than 25 metres (82 feet) from the collection point. They have noted that there are several plots that must move waste further than this, some requiring a distance of 34 metres (112 feet). They have suggested that the bin collection points are amended or that the roads that refuse vehicles have access to are reviewed in order to reduce these distances. It is noted that drag distances of 30m (98 feet) were accepted as part of the Phase 1 development, and it is therefore considered reasonable for the current phase to adopt the same principles. Following review of the revised Refuse Strategy Plan, there is one instance where the drag distance would exceed 30m (98 feet) (plot 48). As this would affect one plot across the scheme, the proposals are considered to be acceptable in this instance.
- 7.30 Further to this, the Waste Strategy Team have advised that where bin collection points are the desired option for these plots, they will need to have a hardstanding surface area and be designed large enough to store two wheeled bins and a food caddy for each property in order to prevent obstruction to pedestrians and/or vehicle rights of access. It is considered reasonable to secure details of bin collection points by condition in order to prevent negative impacts to pedestrian and vehicle safety.
- 7.31 The Waste Strategy Team have commented that the refuse tracking suggests that vehicles will need to overhang the kerb outside plots 125 and 143 to be able to move round the corners. Similarly, the hammerhead turning at plot 108/109 appears to significantly overhang the adoptable road. The tracking details referenced are on roads forming part of Phase 1 of the development and have been approved based on the tracking details provided on the approved Parking Management Plan (reference CA-05-07L) as part of that phase. As these details have been approved, it is not reasonable for them to be revised as part of the current application.
- 7.32 The parking layout comprises a mixture of side-by-side spaces and tandem parking to avoid car dominated frontages and to accord with the character areas. Small private parking courts are proposed for plots 55-59 and plots 95-97. The proposals provide 392 parking spaces, provided by parking spaces and detached garages (single and double) which is an average of 2 parking spaces per dwelling. The detached garages would have an internal dimension of 3 metres (9.8 feet) by 6 metres (20 feet) which is sufficient to accommodate a vehicle. Some of the properties would benefit from integral garages, however these would not be of sufficient internal dimensions to accommodate a parking space and have therefore not been included

within the calculations above. As the parking strategy relies on the use of the detached garages to meet the requirements of policy COM 8 of the Local Plan, a condition can be imposed to prevent the use of these garages for other incidental purposes in perpetuity.

- 7.33 There are 22 visitor parking spaces proposed as part of this phase which equates to 1 parking space per 10 dwellings. Whilst this is considered to be a relatively low level of visitor parking, it is in keeping with the arrangements agreed as part of the Phase 1 proposals and is acceptable in this case.
- 7.34 Cycle storage is demonstrated on drawing reference 25039-243-XX-XX-DR-A-0104 to be located within the rear gardens for the plots. The exception to this is for the dwellings that would benefit from detached garages, where cycle storage would be accommodated within these garages. The detached garages would be relied upon for parking, and it is considered that the internal dimensions noted above would be sufficient to accommodate both a parking space and cycle storage. This arrangement is therefore acceptable.
- 7.35 It is concluded that the proposed patterns of movement, streets, and parking contribute to a high-quality design and that the proposals would provide a safe and convenient access to the highway network and provide adequate levels of car and cycle parking broadly in accordance with the Council's parking standards. The proposal therefore complies with Local Plan policies LIT 1, COM 7 and COM 8 and Paragraph 109 of the NPPF.

#### *Layout of Units and Residential Amenity*

- 7.36 There have been concerns raised by neighbouring dwellings on Woodfen Road around overshadowing from plot 104 to the existing dwellings at Nos. 30, 32 and 34. There would be approximately 15 metres (49 feet) between the side elevation of the proposed dwelling and the rear most elevation of 34 Woodfen Road and approximately 20 metres (66 feet) to the rear elevation of 32 Woodfen Road. It is considered that this separation distance would be sufficient to prevent any significant overshadowing impacts to these properties. Whilst there is the potential for some overshadowing of the rear most sections of the gardens to these properties in the afternoon due to the orientation of the plot due west, when considering the size of the rear gardens it is not considered that this would be to a level that would be harmful to the amenity of the occupiers. Plot 104 would not have a direct relationship with the property at 30 Woodfen Road and it is considered that the relationship between the plot and the existing property, together with the distance retained, would be sufficient to prevent any harmful impacts to the amenity of the occupiers. It is noted that no openings are proposed to the side of plot 104 which would prevent opportunities for overlooking towards the neighbouring properties and their private rear gardens. Any future openings within the side elevation of this dwelling at first floor level, which could present opportunities for overlooking towards the existing properties, would be limited by the restrictions of the General Permitted Development Order (GPDO).
- 7.37 Conditions have been posed to the outline permission. These conditions relate to the submission of a Construction Environmental Management Plan (CEMP), the submission of a scheme of ground piling should this method of construction be proposed and the restriction of construction hours. These conditions are considered

to minimise the impacts of construction on the amenity of existing residential properties in line with the aims of policy ENV 2 of the Local Plan.

- 7.38 There is existing, industrial development which is located along the northeastern boundary. The Environmental Health Officer has been consulted as part of the application and has not raised concern to the impacts of the existing development on the proposed dwellings by way of noise disturbance.
- 7.39 As part of the assessment of the outline proposals, Officers considered that there was the potential that some of the dwellings within this phase may require mechanical ventilation due to the proximity of dwellings to the A10. Condition 52 required the submission of a noise report as part of the reserved matters application to demonstrate how the need for mechanical ventilation has been sought to be avoided, including consideration of the layout of the plots and internal arrangements.
- 7.40 The Noise Impact Assessment (NIA) has taken into consideration the site layout, plot orientations and the acoustic measures secured as part of the Phase 1 proposals along the western site boundary (earth bund and acoustic fencing) and has concluded that subject to glazing and ventilation requirements, acceptable internal noise levels could be achieved without the need for mechanical ventilation. The Environmental Health Officer has raised no concerns to the proposals providing that the development is carried out in accordance with the findings and recommendations of the assessment. The impacts on future occupiers by way of noise disturbance is considered to be acceptable and the requirements of condition 52 have been met.
- 7.41 According to the Plot-by-Plot Schedule submitted with the application, all market and affordable units will meet Nationally Described Space Standards (NDSS), and all affordable units will also meet requirements of Category M4(2) Accessible and Adaptable Dwellings of The Building Regulations 2010 Approved Document M Volume 1. Of the 154 market dwellings, 22 (14%) will meet Category M4(2) and 132 (86%) will meet Category M4(1) VISIBLE Dwellings, of the Approved Document M. This is supported and is considered to ensure that the development would provide a high standard of amenity for future occupiers.
- 7.42 The internal layouts of the dwellings have been reviewed and are largely considered to be acceptable. There is one house type, 'Knightwood', where the second bedroom would be served only by a roof light. Whilst this arrangement is generally discouraged, this would affect 10 of the 197 dwellings. Given that a high standard of internal amenity would be achieved for future occupiers over this phase as a whole, this arrangement is acceptable.
- 7.43 The East Cambridgeshire District Council Design Guide SPD states that in most cases, garden sizes should be a minimum of 50 square metres (538 square feet). Whilst the majority of the dwellings would benefit from gardens which meet or exceed this, the gardens to 11 of the plots (approximately 6% of this phase) would fall below this recommendation. Whilst this is discouraged, given the small number of plots that would be impacted, and the high level of amenity that would be achieved across the scheme as a whole, this is acceptable.
- 7.44 Comments by Place Services suggesting the introduction of balconies to the first-floor units of the proposed eight maisonettes are noted, however the proposal is for those

units to benefit from a shared garden area. All proposed maisonettes will be one-bedroom units, and the arrangement for shared private amenity spaces – albeit limited for a few units – is acceptable.

- 7.45 The interrelationship between plots has been carefully reviewed and it is not considered that the proposals would result in detrimental harm to future occupiers. There are four instances where the recommended 20 metres (65.6 feet) separation distance between rear facing elevations as set out within the Design Guide SPD would not be achieved. Given that this is four occurrences across the scheme, and that the shortfall would be less than 1 metre (3.3 feet) in three of the cases and 1.3 metre (4.3 feet) at the fourth, this is considered to be acceptable. The relationship between the proposed plots and those approved on Phase 1 are also acceptable.
- 7.46 The set in position of the dwellings from their rear boundaries is largely in accordance with the Design Guide SPD. Whilst there are 14 plots where the dwelling would not be set in from the rear boundary shared with another plot by 10 metres (33 feet), in the majority of these cases this would be mitigated by the positioning and orientation of the dwellings. There are three instances (plots 104, 154 and 155) where it is considered that there could be a level of overlooking to the gardens of the adjacent plots. Whilst this is discouraged, given the small number of plots that would be affected across the scheme, this is acceptable in this case.
- 7.47 The development would be served by air source heat pumps (ASHPs). The exact number of plots that would be affected and the location of the heat pumps has not been confirmed and has therefore not been considered as part of the Noise Impact Assessment. A condition can be imposed requiring details of the ASHPs to be submitted which will allow for consideration of their specification and siting to ensure harmful impacts to residential amenity as a result of noise disturbance from the units would not arise.
- 7.48 It is concluded that the proposal would ensure that there is no significantly detrimental effect on the residential amenity of existing occupiers and that the occupiers of the proposed dwellings would enjoy a high standard of amenity. The proposal has demonstrated that the potential noise impacts from the A10 can be mitigated. The proposal therefore complies with Local Plan Policies, LIT1 and ENV 2 the Design Guide SPD, as well as Paragraph 135 of the NPPF.

#### *Housing Quantum and Mix (Size and Tenure)*

- 7.49 The proposed concerns 197 dwellings and 20 self-build dwellings of the wider 397-unit site. The proposal therefore seeks to deliver the maximum number of units that the consent allows, considering the 180 dwellings approved with Phase 1.
- 7.50 The proposed 197 dwellings comprise 154 dwellings (78%) for market housing, and 43 dwellings (22%) provided as affordable homes. The quantum and mix of the affordable housing have been verified by a financial viability review, in line with clauses 1.8 and 1.9 of Part 1, Schedule 1 of the S106 agreement linked to the outline permission. The viability review has been subject to an independent review which confirmed the affordable housing provision, following amendments.

7.51 The size mix proposed for the 154 market units is reflected in the Plot-by-Plot Schedule submitted with the application, demonstrating that the proposal complies with Condition 40 of the outline permission requiring that each reserved matters (excluding landscaping) demonstrates that the market housing mix follows the following:

Market Homes	Condition 40 requirement	Proposal
2 bedroom	26% (+/-1%)	26% (40 dwellings)
3 bedroom	39% (+/-1%)	39% (60 dwellings)
4 + bedroom	35% (max)	35% (54 dwellings)
Total	100%	100% (154 dwellings)

7.52 The viability review has also established the size mix which would be viable, considering Policy HOU1 and the most recent available evidence favouring rent units over ownership units. Following amendments, the affordable dwellings mix is proposed to be made of 72% (31 dwellings) affordable rent units and 28% (12 dwellings) shared ownership units, and the following size mix:

Affordable Homes	Affordable Rent	Shared Ownership
1 bedroom	8 (26%)	0 (0%)
2 bedroom	13 (42%)	7 (58%)
3 bedroom	8 (26%)	5 (42%)
4 bedroom	2 (6%)	0 (0%)
Total	31 (100%)	12 (100%)

7.53 The Council's Strategic Housing Team have reviewed the proposals and support the application as it will provide a balanced variety of affordable housing on site. They have advised that the affordable housing mix proposed will meet the housing needs of those households in both the Littleport area as well as helping to meeting the Councils overall affordable housing need for the district.

7.54 It is concluded therefore that the proposal provides an appropriate mix of sizes and the dwellings would be suitable or easily adaptable for occupation by the elderly or people with disabilities. The proportion and type of affordable housing is acceptable, considering the financial viability of the development. The mix in terms of tenure and house sizes of affordable housing has been determined based on housing need and development costs. The proposal therefore complies with the outline permission, and Local Plan Policies HOU 1 and HOU 3 and Paragraph 66 of the NPPF.

7.55 The 20 self-built plots represent 5% of the total 397 residential units permitted with the outline permission 20/01238/FUM. This is supported as in line with requirements of Part 5 of the S106 agreement linked with the outline permission.

**7.56 Scale**

7.57 The proposed dwellings are predominantly two-storey in height, however two and a half and three storey dwellings are proposed in select locations to provide architectural variation and wayfinding throughout the site. Examples of this include within the Gateway/Spine character area and at corner plots and terminating vistas within The Streets. The scale of the proposals is considered to be in keeping with the

scale of the residential developments within the wider locality which comprise dwellings that are predominantly two-storey in height. The proposals are also considered to align with the scale of the development granted under Phase 1.

- 7.58 Place Services have previously recommended that the use of terraced housing along key streets were considered in order to differentiate character areas and vary the built form in accordance with principles B2 and B3 of the National Design Guide. Whilst the use of additional terrace properties has been discounted due to the additional pressure that it was considered to introduce to the parking strategy, the design of the dwellings has taken opportunities to differentiate the character areas, and this will be discussed further with regards to the appearance of the development.
- 7.59 Place Services have advised that further opportunities could be taken to mark key corners through the introduction of L shaped dwellings and by avoiding the step down in height at plot 116. Whilst further revisions have not been made, it is noted that there are examples of L shaped dwellings within the development at plots 153 and 197 and changes have been made to the design of plot 116, including the introduction of bay windows, which is considered to contribute positively to the street scene by ensuring that both public facing elevations remain active and engaging. The scale of the dwellings is therefore supported.
- 7.60 It is concluded that the proposal would contain a variety and mix of height and types of buildings and would ensure that the scale of the dwellings relates sympathetically to the surrounding area. The proposal therefore complies with Local Plan Policies LIT 1 and ENV 2 and Paragraph 135 of the NPPF.
- 7.61 Appearance**
- 7.62 This phase of the development comprises 19 house types which have been designed to provide variations in detailing, materials and orientation in response to their positioning within the layout of the site and in order to respond to the different character areas established as part of the Phase 1 proposals. Examples of this include variations in window detailing and canopy roof forms across the character areas within this phase of the development.
- 7.63 The materials palette for the dwellings comprises buff brick, red multi brick and render. Whilst Place Services have commented that the use of three primary materials results in a relatively uniform character, variation in the use of these materials across additional house types has been welcomed in the revised plans. The use of the three primary materials has been established as part of the Phase 1 proposals and the use of a similar core palette of materials is considered to provide a level of visual cohesion across the two phases. It is considered reasonable to secure further details of the materials by condition to ensure that the proposed materials would have an acceptable visual impact across the wider development.
- 7.64 Design changes to a number of the plots are considered to strengthen the relationship between the dwellings and better frame the street scene. This includes the introduction of bay windows to a number of the house types on corner plots and the change in the materiality of plots 58-59 to render in order to match the neighbouring property at plot 43. Further opportunities have been suggested by Place Services in order for the proposals to adhere to all best urban design practices and in order to

strengthen and define the streetscape. Notwithstanding, opportunities to enhance the design of the dwellings have been taken throughout the course of the application and the proposals as a whole are considered to comply with local and national design policy and guidance.

- 7.65 As part of the revised drawings and in response to suggestions made by Place Services on the parking strategy, car ports have been introduced between dwellings at plots 79-80, 81-82, 153-154 and 155 and 156. Whilst this arrangement is acceptable and would add variation to the street scene whilst limiting the prominence of parking, in the absence of details of the appearance of the carports, it is considered reasonable for this to be secured by condition.
- 7.66 The Energy and Sustainability Strategy details that PV panels are proposed as part of the development. The positioning of PV panels and the exact plots that they would relate to have not been confirmed. In line with the Phase 1 proposals, it is considered reasonable for details of the PV panels to be secured by condition.
- 7.67 It is concluded that the form, massing, materials and colour of the dwellings relate sympathetically to the surrounding area and to each other, as well as creating a quality new scheme in its own right. The proposal therefore complies with Local Plan Policies LIT 1 and ENV 2 and Paragraph 135 of the NPPF.

## **7.68 Landscaping**

### *Play Areas*

- 7.69 Part 2 of the S106 agreement linked with the outline permission sets out that the Phase 2 Local Area of Play (LAP) is a landscaped area of approximately 100 square metres serving the development, to be provided as part of the open space provision. The S106 agreement sets out that details for the LAP are expected to be determined through reserved matters approvals.
- 7.70 Details have not been provided with the reserved matters submission, however plan 8764-FPCR-XX-XX-DR-L-0018 Rev P04 shows the LAP will have approximately 126 square metres (1,356 square foot or 0.03 acre), considering the path and landscaping surrounding the equipment area. As defined by the S106 agreement, the play areas including the LAP are part of the open spaces to be provided with the development. This is accepted and details of the three pieces of equipment and small low-key games required by the S106 are expected to be provided with the submission for approval of the Open Space Specification for Phase 2, in line with paragraph 2.2 of Part 2 of the agreement.

### *Soft landscaping and Boundary Treatments*

- 7.71 Under the current phase, the soft landscaping comprises amenity grass to the frontage and between plots with tree, hedge, shrub and herbaceous planting. At plots 126-128 and 135-138, amenity grass land (flowering) and bulb planting is proposed between the frontage of the plots and the highway.
- 7.72 The Trees Officer has reviewed the application and has advised that the landscaping scheme is acceptable and suitable for the locality. A condition has been

recommended requiring compliance with the proposed scheme. Whilst the condition is considered reasonable, the plans setting out the landscaping scheme will be approved with any permission. A condition for compliance with plans would therefore not be necessary, as development will have to be carried out in accordance with the approved plans, in this being the case, as recommended in Condition 1.

- 7.73 The introduction of trees to some of the streets and spaces is welcomed. Place Services have suggested that the landscaping strategy could be strengthened to respond more positively to principles N1 and P1 of the National Design Guide and to support the overall character and public realm of the scheme. Notwithstanding, the landscaping plan is considered to provide an acceptable range of landscaping features. Furthermore, the public open space forming part of the Phase 1 development runs along the western boundary of the site, immediately to opposite the dwellings within the Green Edge, which will provide additional landscaping features within proximity of the proposed dwellings.
- 7.74 Officers note comments by the Design Out of Crime Officer and Place Services, regarding boundary treatments, and confirm that the boundary between dwellings will be 1.80 metre (5.9 feet) high closed boarded fence and gates. Hit and miss gates are proposed for shared rear access paths and will include lock, as shown in drawing number 25039 243XXXDR A 0109 Rev C03. The same plan shows that a few corner plots will have 1.80 metre (5.9 feet) high brick wall. This is supported.
- 7.75 It is concluded that the scheme would make a clear distinction between public and private spaces, enhance the public realm and provide a variety of landscaping. The proposal therefore complies with Local Plan Policies ENV 1, ENV 2 and ENV 7 and Paragraph 96 of the NPPF.

#### *Ecology and Mandatory Biodiversity Net Gain (BNG)*

- 7.76 The Senior Ecologist has confirmed that the proposed planting details as part of the soft landscaping are acceptable in terms of the impacts on ecology. Condition 47 of the outline consent requires the submission of a scheme of biodiversity enhancement for the current phase prior to the first occupation of any dwelling within this phase.
- 7.77 The original hybrid application which secured the outline matters of the Phase 2 development was submitted and approved prior to mandatory BNG legislation coming into effect. The reserved matters application does not trigger mandatory BNG legislation. The proposals are however subject to consideration under national and local planning policies which seeks to secure opportunities for the biodiversity net gain and ecological enhancements as part of development.

#### *Cambridgeshire Local Nature Recovery Strategy (LNRS)*

- 7.78 The LNRS is a statutory document which plans, maps and creates priorities for nature in a given area. Local authorities must have regard to any relevant LNRS through the exercise of its functions, including as a local planning authority (see S40(2A) of the NERC Act 2006).
- 7.79 Amongst other matters, the LNRS identifies on a map (the 'habitat map') "areas that could become of particular importance for biodiversity" (ACB sites), which have been

determined to offer the potential to become important if measures were taken to improve the habitats on that particular site. For this particular application, it has been determined that no LNRS ACB site aligns with the planning application site area and there is no other apparent reason why the LNRS is an important determining factor for this application. As such, very little weight has been given to the content of the LNRS in reaching a recommendation for this planning application.

7.80 It is concluded that the proposed landscaping would contribute to achieving a healthy, inclusive and safe environment for the future residents, and would maximise opportunities for the creation, restoration, enhancement or connection of natural habitats. The proposal therefore accords with Local Plan Policies ENV1, ENV 2 and ENV 7, the Natural Environment SPD and Paragraphs 96 and 187 of the NPPF.

**7.81 Compliance with Outline Permission**

7.82 Conditions 38 to 56 of permission 25/01238/FUM (as varied by 20/01238/NMAB) were imposed to the outline element of the consent, some of which triggered with the submission of the reserved matters as assessed throughout this report. For clarity, the outline conditions with details recommended for approval with this assessment of reserved matters are the following:

No.	Description	Recommendation
40	Market Housing Mix	Full compliance
52	Noise report	Full discharge
55	Energy and Sustainability Strategy	Full discharge

7.83 Condition 40 relates to the housing mix of the market housing for this phase. As discussed at paragraph 7.45, the requirements of condition 40 are considered to have been met.

7.84 Condition 52 requires the first reserved matters application to be accompanied by a noise report which details how the need for mechanical ventilation has been sought to be avoided. A Noise Impact Assessment (NIA) has been submitted as part of the application and as discussed at paragraph 7.35, the requirements of condition 52 are considered to have been met and can therefore be discharged.

7.85 Condition 55 of the outline permission requires that an Energy and Sustainability Strategy is submitted prior to or as part of the reserved matters application. An Energy and Sustainability Strategy has been submitted as part of the application which sets out a number of sustainability measures that are proposed to be incorporated into the development including electric vehicle charging points, PV panels, and air source heat pumps. The requirements of the condition 55 are considered to have been met and can therefore be discharged.

7.86 In carrying out the assessment of the reserved matters, officers were of the view that further conditions were required to be imposed with the decision, as set out throughout this report and Appendix 2.

**7.87 Section 106 Agreement Compliance**

7.88 The following requirements of the S106 agreement linked to the outline permission 20/01238/FUM were detailed within this report and, for clarity, compliance with the S106 is confirmed through this reserved matters' assessment for the following clauses (paragraphs):

No.	Description	Recommendation/ Decision
Paragraph 1.8 of Part 1, Schedule 1	Submission of Viability Review as part of the Phase 2 Reserved Matters	Compliance confirmed by separate decision ref.: 20/01238/ELL
Paragraph 1.9 of Part 1, Schedule 1	Agree the Viability Review to determine the amount of Affordable Housing to be provided with Phase 2	Compliance confirmed

7.89 Further to the specific paragraphs set out in the above table, the definitions in Part 1 require that affordable housing shall not be located in clusters of more than 15 dwellings, and that all dwellings, excluding maisonettes and/or any other dwellings types as agreed in writing with the LPA, shall meet Nationally Described Space Standards (NDSS) and as a minimum, part M (Volume 1) Category 2 of Building Regulations have been assessed as part of this. These have been assessed in section 'Housing Quantum and Mix (Size and Tenure)' of this report and compliance with the S106 have been confirm in this regard.

7.90 Five per cent (20 units) of the total outline permission for a maximum of 397 residential units will be provided as self-build plots, in line with Part 5 definition of 'Self-Build and Custom Housebuilding Dwellings' of the S106 agreement. Compliance can be confirmed in this regard.

7.91 Compliance with Part 2 definition of 'Phase 2 LAP' can be confirmed through the provision of a landscaped children's play area of over 100 square metres (1,076 square foot or 0.02 acre) within Phase 2, as discussed in the landscape/layout section of this report. Details of the LAP are expected to be submitted in the future for approval, as part of the 'Open Space Specification', in line with Paragraph 2.2, Part 2 of the S106 agreement.

**7.92 Human Rights Act**

7.93 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.

## 7.94 Equalities and Diversities

7.95 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.

## 8.0 APPENDICES

Appendix 1 – Outline decision notice 20/01238/FUM

Appendix 2 – List of suggested conditions

## PLANS

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



**Phase 2 – 197 dwellings**



Phase 2 – 20 self-build plots

## **Appendix 1 - Outline decision notice 20/01238/FUM**

## Appendix 2

### CONDITIONS

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

Plan Reference	Version No	Date Received
25039 243 XX XX DR A 0107	C04	19th May 2026
25039-243-XX-XX-DR-A-0101	C05	1st April 2026
25039-243-XX-XX-SC-A-0001-A1	C03	1st April 2026
25039-243-XX-XX-DR-A-0100	C02	1st April 2026
25039-243-XX-XX-DR-A-0102	C03	1st April 2026
25039 243 XX XX DR A 0103	C03	1st April 2026
25039 243 XX XX DR A 0104	C03	1st April 2026
25039 243 XX XX DR A 0105	C03	1st April 2026
25039 243 XX XX DR A 0106	C03	1st April 2026
25039 243 XX XX DR A 0108	C03	1st April 2026
25039 243 XX XX DR A 0109	C03	1st April 2026
25039 243 XX XX DR A 0110	C03	1st April 2026
8764-FPCR-XX-XX-DR-L-0010	P04	1st April 2026
8764-FPCR-XX-XX-DR-L-0011	P04	1st April 2026
63072-RJL-02-XX-DR-C-1000	P03	1st April 2026
63072-RJL-02-XX-DR-C-1101	P02	1st April 2026
63072-RJL-02-XX-DR-C-2501	P02	1st April 2026
63072-RJL-02-XX-DR-C-2502	P02	1st April 2026
63072-RJL-02-XX-DR-C-2001	P02	1st April 2026
63072-RJL-02-XX-DR-C-2002	P02	1st April 2026
63072-RJL-02-XX-DR-C-2010	P02	1st April 2026
H7897-DWH-XX-XX-DR-CE	C06	1st April 2026
63072-RJL-02-XX-DR-C-9001	P02	1st April 2026
R11143-1	Rev 2	1st April 2026
Energy and Sustainability Strategy	Version 3	1st April 2026
63072-RJL-02-XX-RP-C-S3-0501-P03	Part 1	1st April 2026
63072-RJL-02-XX-RP-C-S3-0501-P03	Part 2	1st April 2026
63072-RJL-02-XX-RP-C-S3-0501-P03	Part 3	1st April 2026
63072-RJL-02-XX-RP-C-S3-0501-P03	Part 4	1st April 2026
63072-RJL-02-XX-RP-C-S3-0501-P03	Part 5	1st April 2026
63072-RJL-02-XX-RP-C-S3-0501-P03	Part 6	1st April 2026
Housetype Drawings Part 1		1st April 2026
Housetype Drawings Part 2		1st April 2026
LSG1H8	Rev 03	1st April 2026
25039-243-XX-XX-DR-A-0300	REV C03	7th April 2026
H7897-DWH-XX-XX-DR-CE-300600	REV C04	7th April 2026
Bespoke Viability Response		15th January 2026
Ecology Report for Phase 2 RMA	Draft	6th November 2025
63072-RJL-02-XX-DR-C-2711	P01	6th November 2025
Updated Bespoke Viability Response		31st March 2026

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

2. Notwithstanding the provision of Class A of Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) Order 2015, (or any order revoking, amending or re-enacting that order), the detached (single and double) garage accommodation shall not be adapted or used as living accommodation unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure adequate levels of parking is available for the lifetime of the development, in accordance with policy COM8 of the East Cambridgeshire Local Plan 2015 (as amended 2023).

3. No above ground construction shall take place on site until details of the external materials to be used in the construction of the dwellings hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To safeguard the character and appearance of the area, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015.

4. No above ground construction shall take place on site until details of the external materials to be used in the construction of the dwellings hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To safeguard the character and appearance of the area, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015.

5. No above ground construction shall take place on site until details of the car ports between dwellings at plots 79-80, 81-82, 153-154 and 155 and 156 hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To safeguard the character and appearance of the area, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015.

6. No development above ground slab level shall take place until a scheme of lighting for all unadopted shared private drives has been submitted to and approved in writing by the Local Planning Authority. The approved lighting shall be installed prior to first occupation of any dwelling(s) to which it relates.

Reason: To safeguard the character and appearance of the area, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015 and to protect and enhance species in accordance with policies ENV1, ENV2 and ENV7 of the East Cambridgeshire Local Plan 2015.

7. Prior to the commencement of the use hereby permitted visibility splays of 2m x 2m shall be provided each side of the vehicular access measured from and along the back of the footway. Such splays shall thereafter be maintained free from obstruction exceeding 0.6m above the level of the highway verge/footway.

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

8. Prior to the first occupation of any dwelling the road(s), footway(s) and cycleway(s) required to access that dwelling shall be constructed to at least binder course surfacing level from the dwelling to the adjoining County road in accordance with the details approved on plan reference 25039-243-XX-XX-DR-A-0101 in writing by the Local Planning Authority.

Reason: In the interests of highway safety, in compliance with policy COM7 of the East Cambridgeshire Local Plan 2015.

9. Prior to first occupation of the dwelling(s) to which they relate, details of the design and position of the PV panels shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the PV panels shall be installed in accordance with the approved details prior to first occupation to which they relate.

Reason: To ensure that the proposal meets with the requirements of sustainability as stated in policy ENV4 of the East Cambridgeshire Local Plan 2015 and on the request by the developer.

10. Prior to first occupation of the dwelling(s) to which they relate, details of the ASHPs shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall specify the make, model and sound power levels of the proposed unit(s), the siting of the unit(s) and the distances from the proposed unit(s) to the boundaries with neighbouring dwellings. Where necessary, the scheme shall also provide full details of anti-vibration mounts, and all noise attenuation measures. The scheme shall be implemented as approved prior to occupation of the dwelling to which it relates and thereafter maintained as such.

Reason: To ensure that the proposal meets with the requirements of sustainability as stated in policy ENV4 of the East Cambridgeshire Local Plan 2015 and on the request by the developer.

11. Prior to occupation of the relevant dwelling(s), details of the bin collection point(s) shall be submitted to and approved in writing by the Local Planning Authority. The bin collection point(s) shall be provided in accordance with the approved details prior to the occupation of the respective dwelling(s).

Reason: To ensure suitable provision for waste storage and collection in accordance with Policy ENV2 of the East Cambridgeshire Local Plan 2015.

12. Prior to occupation of the relevant dwelling, a scheme for the secure storage of cycles shall be submitted to and approved in writing by the Local Planning Authority. The agreed cycle storage shall be provided prior to the occupation of the dwelling that it relates to.

Reason: To ensure suitable secure cycle storage in accordance with Policy COM8 of the East Cambridgeshire Local Plan 2015.

13. All planting to the boundary of the development will need to be within the remit of the applicant's site no planting should be placed on the public highway. The Highway Authority would request that the landscaping be planted so that at a reasonable level of maturity it does not overhang the public highway.

Reason: In the interests of highway safety, in line with policy COM7 of the East Cambridgeshire Local Plan 2015.

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

Reason: In the interests of highway safety, in compliance with policy COM7 of the East Cambridgeshire Local Plan 2015.

## **INFORMATIVE**

1. Surface water and groundwater bodies are highly vulnerable to pollution and the impact of construction activities. It is essential that the risk of pollution (particularly during the construction phase) is considered and mitigated appropriately. It is important to remember that flow within the watercourse is likely to vary by season and it could be dry at certain times throughout the year. Dry watercourses should not be overlooked as these watercourses may flow or even flood following heavy rainfall.



# EAST CAMBRIDGESHIRE DISTRICT COUNCIL

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

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BDW Trading Ltd And Mr David Watson  
C/O Bidwells LLP  
FAO Jake Lambert  
Bidwell House  
Trumpington Road  
Cambridge  
Cambridgeshire  
CB2 9LD

*This matter is being dealt with by:*

Andrew Phillips

Telephone: 01353 616359

E-mail: [andrew.phillips@eastcambs.gov.uk](mailto:andrew.phillips@eastcambs.gov.uk)

My Ref: 20/01238/FUM

Your ref

25th June 2024

Dear Sir/Madam

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

### **PLANNING PERMISSION**

#### **Subject to conditions**

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

**Proposal:** Hybrid planning application seeking full planning permission for 180 dwellings, access, landscaping, sustainable urban drainage, public open space and associated primary infrastructure; and outline planning permission for up to 217 dwellings with all matters reserved except access

**Location:** Land To North Of Saxon Business Park Woodfen Road Littleport Cambridgeshire

**Applicant:** BDW Trading Ltd And Mr David Watson

This consent for planning permission is granted in accordance with the application reference **20/01238/FUM** registered 16th October 2020.

**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  
P24019-DR3-001

LP-STN-00-WR-DR-C-0110-P06  
CA-05-12

Version No  
B

Woodfen Road GA  
Q

Date Received  
11th June 2024

8th September 2023

8th September 2023

Ecological Assessment		8th September 2023
Biodiversity Net Gain Assessment Addendum		8th September 2023
CA-05-02	F	13th October 2023
CA-05-15	M	13th October 2023
CA-05-01	W	13th October 2023
CA-05-06	M	13th October 2023
CA-05-10	L	13th October 2023
19445-RLL-20-XX-DR-C-202	V	13th October 2023
19445-RLL-20-XX-DR-C-203	P	13th October 2023
8764-L-01	X	13th October 2023
8764-L-100	K	13th October 2023
8764-L-101	K	13th October 2023
8764-L-102	K	13th October 2023
8764-L-103	K	13th October 2023
8764-L-104	K	13th October 2023
8764-L-105	K	13th October 2023
8764-L-106	K	13th October 2023
8764-L-107	K	13th October 2023
8764-L-108	K	13th October 2023
CA-05-07	L	13th October 2023
43030_5501_2801 P01		3rd May 2023
LP-STN-GN-A10-DR-CD-0101.1	P04	3rd May 2023
LP-STN-GN-A10-DR-CD-0102.1	P04	3rd May 2023
LP-STN-GN-A10-DR-CD-0103.1	P04	3rd May 2023
LP-STN-GN-A10-DR-CD-0111.1	P04	3rd May 2023
LP-STN-GN-A10-DR-CD-0112	P04	3rd May 2023
LP-STN-GN-A10-DR-CD-0113.1	P04	3rd May 2023

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

#### FULL APPLICATION

- The development hereby permitted shall be commenced within 3 years of the date of this permission.
- Reason: To comply with Section 91 of the Town and Country Planning Act 1990, as amended.
- Prior to first occupation of any dwelling, the developer shall deliver the A10/Site Access roundabout as detailed in drawing nos. LP-STN-GN-A10-DR-CD-0101.1 Rev P04, LP-STN-GN-A10-DR-CD-0102.1 Rev P04, and LP-STN-GN-A10-DR-CD-0103.1 Rev P04.
- Reason: In the interests of highway safety, in accordance with policies COM7 and COM8 of the East Cambridgeshire Local Plan 2015. This is a Grampian condition.
- Prior to first occupation of any dwelling, the developer shall deliver the off-site highway improvement works on Woodfen Road as shown on drawing no. LP-STN-00-WR-DR-C-0110 Rev P06.
- Reason: In the interests of highway safety, in accordance with policies COM7 and COM8 of the East Cambridgeshire Local Plan 2015. This is a Grampian condition.
- Prior to first occupation of any dwelling, a scheme for the upgrade to the existing bus stop on Gilbert Road to include a bus flag and pole, and Real Time Passenger Information (RTPI) unit shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out prior to first occupation of any dwelling.

- 5 Reason: In the interests of sustainable transport, in accordance with policies COM7 and COM8 of the East Cambridgeshire Local Plan 2015. This is a Grampian condition.
- 6 Prior to first occupation of any dwelling, a scheme for the upgrade to the existing bus stop on Wisbech Road to include a bus flag and pole, and RTP1 unit shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out prior to first occupation of any dwelling.
- 6 Reason: In the interests of sustainable transport, in accordance with policies COM7 and COM8 of the East Cambridgeshire Local Plan 2015. This is a Grampian condition.
- 7 Prior to first occupation of any dwelling, the developer shall deliver the junction capacity improvement works at the A10/Downham Road roundabout as detailed on drawing no.43030\_5501\_2801 Rev P01.
- 7 Reason: In the interests of highway safety and capacity, in accordance with policies COM7 and COM8 of the East Cambridgeshire Local Plan 2015. This is a Grampian condition.
- 8 Prior to first occupation of any dwelling, a Residential Travel Plan shall be submitted to and agreed in writing with the Local Planning Authority. The Residential Travel Plan shall include suitable measures and incentives inclusive of bus taster and/or cycle discount vouchers to promote sustainable travel. The Residential Travel Plan shall be implemented upon first occupation of the first dwelling and shall be monitored annually until the occupation of the 300th dwelling on the site. The annual monitoring shall be submitted to the Local Planning Authority for its written approval and review all measures contained within the approved Travel Plan to ensure targets are met.
- 8 Reason: In the interests of sustainable transport, in accordance with policies COM7 and COM8 of the East Cambridgeshire Local Plan 2015.
- 9 Prior to the first occupation of any dwelling the road(s), footway(s) and cycleway(s) required to access that dwelling shall be constructed to at least binder course surfacing level from the dwelling to the adjoining adopted road in accordance with the details approved on 19445-RLL-20-XX-DR-C-202 Rev V and 19445-RLL-20- XX-DR-C-203 Rev P.
- 9 Reason: In the interests of highway safety, in accordance with policies COM7 and COM8 of the East Cambridgeshire Local Plan 2015 (as amended 2023).
- 10 Notwithstanding the provision 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 or walls shall be erected across any vehicle access serving more than one dwelling, as shown on 19445-RLL-20-XX-DR-C-202 Rev V and 19445-RLL-20-XX-DR-C-203 Rev P.
- 10 Reason: In the interests of highway safety, in accordance with policies COM7 and COM8 of the East Cambridgeshire Local Plan 2015 (as amended 2023).
- 11 Prior to first occupation or commencement of use of the development sufficient space shall be provided within the site to enable vehicles to enter, turn and leave the site in forward gear and to park clear of the public highway. The area shall be levelled, surfaced and drained and thereafter retained for that specific use.
- 11 Reason: In the interests of highway safety, in accordance with policies COM7 and COM8 of the East Cambridgeshire Local Plan 2015 (as amended 2023).
- 12 Prior to the occupation of each dwelling the visibility splays associated with its vehicular access (single or shared) shall be provided in full accordance with the details approved on 19445-RLL-20-XX-DR-C-202 Rev V and 19445-RLL-20-XX-DR-C-203 Rev P. The splays shall thereafter be maintained free from any obstruction exceeding 0.6m above the level of the adjacent highway carriageway (inter-

vehicular visibility splays) or the adjacent highway footway / shared use path (pedestrian visibility splays and cycle visibility splays).

- 12 Reason: In the interests of highway safety, in accordance with policies COM7 and COM8 of the East Cambridgeshire Local Plan 2015 (as amended 2023).
- 13 No above ground construction shall take place 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).
- 13 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.
- 14 No above ground construction shall take place on site until details of the external materials to be used in the construction of the dwellings hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development 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.
- 15 No above ground construction shall commence until details of the boundary treatments have been submitted to and agreed in writing with the Local Planning Authority. The boundary treatments shall be in situ in accordance with the approved details prior to the first occupation of the dwelling it relates to or adjacent to.
- 15 Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015.
- 16 All hard external surface landscaping works shall be carried out in accordance with the approved details (drawing number CA-05-06M). The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed in writing with the Local Planning Authority.
- 16 Reason: To ensure the longevity of the landscaping scheme, in accordance with policy ENV1 and ENV2 of the East Cambridgeshire Local Plan 2015.
- 17 All soft landscaping works shall be carried out in accordance with the approved details (8764-L-100 to 108 Rev K and 8764-L-01 REV X). The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed in writing with the Local Planning Authority. If within a period of five years from the date of the planting, or replacement planting, any tree or plant is removed, uprooted or destroyed or dies, another tree or plant of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.
- 17 Reason: To ensure the longevity of the landscaping scheme, in accordance with policy ENV1 and ENV2 of the East Cambridgeshire Local Plan 2015.
- 18 Prior to first occupation of any dwelling hereby permitted, a landscape and ecological management plan (LEMP) shall be submitted to and approved in writing by the Local Planning Authority. The LEMP shall include:
  - a) Description and evaluation of features to be managed.

- b) Aims and objectives of management.
- c) Appropriate management options for achieving aims and objectives.
- d) Prescriptions for management actions.
- e) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).
- f) Details of the body or organization responsible for implementation of the plan.
- g) Ongoing monitoring and remedial measures.

The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan will be implemented in accordance with the approved details and maintained for a period of at least 30 years.

- 18 Reason: To protect and enhance species and to ensure long term strategic landscaping in accordance with policies ENV1, ENV2 and ENV7 of the East Cambridgeshire Local Plan 2015.
- 19 No development shall commence until a detailed design of the surface water drainage of the site has been submitted to and approved in writing by the Local Planning Authority. Those elements of the surface water drainage system not adopted by a statutory undertaker shall thereafter be maintained and managed in accordance with the approved management and maintenance plan.

The scheme shall be based upon the principles within the agreed:

Flood Risk Addendum, Rogers Leask Ltd, Ref: 19445-RLL-20-RP-C-002 Rev P11, Dated: 13 October 2023

General Arrangement Sheet 1 of 2, Rogers Leask Ltd, Ref: 19445-RRL-20-XX-DR-C-202 Rev V, Dated: 13 October 2023

General Arrangement Sheet 2 of 2, Rogers Leask Ltd, Ref: 19445-RLL-20-XX-DR-C-203 Rev P, Dated: 13 October 2023

Flood Routing Plan, Rogers Leask Ltd, Ref: 19445-RLL-20-XX-DR-C-204 Rev N, Dated: 13 October 2023

and shall also include:

- a) Full results of the proposed drainage system modelling in the QBAR, 3.3% Annual Exceedance Probability (AEP) (1 in 30) and 1% AEP (1 in 100) storm events (as well as 1% AEP plus climate change), inclusive of all collection, conveyance, storage, flow control and disposal elements and including an allowance for urban creep, together with an assessment of system performance;
- b) Detailed drawings of the entire proposed surface water drainage system, attenuation and flow control measures, including levels, gradients, dimensions and pipe reference numbers, designed to accord with the CIRIA C753 SuDS Manual (or any equivalent guidance that may supersede or replace it);
- c) Full detail on SuDS proposals (including location, type, size, depths, side slopes and cross sections);
- d) Details of overland flood flow routes in the event of system exceedance, with demonstration that such flows can be appropriately managed on site without increasing flood risk to occupants;
- e) Demonstration that the surface water drainage of the site is in accordance with DEFRA non-statutory technical standards for sustainable drainage systems;
- f) Full details of the maintenance/adoption of the surface water drainage system;
- g) Measures taken to prevent pollution of the receiving groundwater and/or surface water

- 19 Reason: To ensure that the proposed development can be adequately drained and to ensure that there is no increased flood risk on or off site resulting from the proposed development and to ensure that the principles of sustainable drainage can be incorporated into the development, noting that initial preparatory and/or construction works may compromise the ability to mitigate harmful impacts. 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.

- 20 No development, including preparatory works, shall commence until details of measures indicating how additional surface water run-off from the site will be avoided during the construction works have been submitted to and approved in writing by the Local Planning Authority. The applicant may be required to provide collection, balancing and/or settlement systems for these flows. The approved measures and systems shall be brought into operation before any construction works begin.
- 20 Reason: To ensure surface water is managed appropriately during the construction phase of the development, so as not to increase the flood risk to adjacent land/properties or occupied properties within the development itself; recognising that initial works to prepare the site could bring about unacceptable impacts. 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 and the details need to be agreed before construction begins.
- 21 Upon completion of the surface water drainage system, including any attenuation ponds and swales, and prior to their adoption by a statutory undertaker or management company; a survey and report from an appropriately qualified independent Surveyor or Engineer shall be submitted to and approved in writing by the Local Planning Authority. The survey and report shall demonstrate that the surface water drainage system has been constructed in accordance with the details approved under the planning permission and condition 19 above.

Where necessary and compliance cannot be demonstrated, details of corrective works to be carried out along with a timetable for their completion, shall be included for approval in writing by the Local Planning Authority. Any corrective works required shall be carried out in accordance with the approved timetable and subsequently re-surveyed by an independent surveyor, with their findings submitted to and approved in writing by the Local Planning Authority.

- 21 Reason: To prevent the increased risk of flooding and to improve and protect water quality, in accordance with policies ENV2 and ENV8 of the East Cambridgeshire Local Plan 2015.
- 22 Prior to first occupation of any dwelling a scheme of biodiversity improvements and timetable for implementation shall be submitted to and agreed in writing with the Local Planning Authority. The proposed improvements shall demonstrate how they comply with the approved Biodiversity Net Gain Assessment August 2023 and Ecological Assessment August 2023. The biodiversity improvements shall be installed in accordance with the agreed timeframe and thereafter maintained in perpetuity.
- 22 Reason: To protect and enhance species in accordance with policies ENV1, ENV2 and ENV7 of the East Cambridgeshire Local Plan 2015.
- 23 No above ground construction shall take place until a scheme for the timetable, provision and location of fire hydrants to serve the development 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 shall be installed and completed in accordance with the approved details prior to the occupation of any part of the development or in accordance with an agreed timeframe.
- 23 Reason: To ensure proper infrastructure for the site in the interests of public safety in that adequate water supply is available for emergency use. This is supported by paragraph 97 of the NPPF.
- 24 In the event of the foundations from the proposed development requiring piling, prior to the commencement of piling the applicant shall submit a report/method statement to the Local Planning Authority, for approval in writing, detailing the type of piling and mitigation measures to be taken to

protect local residents from noise and/or vibration. Noise and vibration control on the development shall be carried out in accordance with the approved details.

- 24 Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015.
- 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 neighbouring occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015.
- 26 Prior to any work commencing on the site a Construction Environmental Management Plan (CEMP) shall be submitted to and agreed in writing with the Local Planning Authority regarding mitigation measures for noise, dust and lighting during the construction phase. These shall include, but not be limited to, other aspects such as access points for deliveries and site vehicles, and proposed phasing/timescales of development etc. The CEMP shall be adhered to at all times during construction.
- 26 Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015. The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted.
- 27 The bund (adjacent to the A10) and acoustic fence as detailed on drawing number 8764-L-01 X shall be completed prior to the first occupation of any dwelling and thereafter maintained in perpetuity.
- 27 Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015.
- 28 No development shall take place until a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment has been submitted to and approved in writing by the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.
- 28 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.
- 29 Prior to the commencement of any development, the remediation scheme approved in Condition 28 above shall be implemented in accordance with the agreed timetable of works and to the agreed specification. The Local Planning Authority must be given two weeks written notification of commencement of any remediation scheme works. Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be submitted to and approved in writing by the Local Planning Authority.
- 29 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.

- 30 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.
- 30 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.
- 31 Prior to first occupation of any dwelling a scheme detailing the NEAP, LEAP and LAP (as detailed on drawing number 8764-L-01 X) shall be submitted to and agreed in writing with Local Planning Authority. This scheme shall include how play areas being designed as accessible to all has been incorporated. Development shall commence in accordance with the approved details.
- 31 Reason: To ensure appropriate levels of play equipment as required by Policy GROWTH 3 of the Local Plan and the Developer Contributions SPD.
- 32 No demolition/development shall commence until the applicant, or their agents or successors in title, has implemented a programme of archaeological work, 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.
- 32 Reason: To safeguard archaeological assets within the approved development boundary from impacts relating to any demolitions or groundworks associated with the development scheme and to ensure the proper and timely preservation and/or investigation, recording, reporting, archiving and presentation of archaeological assets affected by this development, in accordance with national policies contained in the National Planning Policy Framework (MHCLG 2021) and policy ENV14 of the Local Plan.
- 33 Prior to the commencement of development 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:
- i) Construction waste infrastructure including a construction material recycling facility to be in place during all phases of construction
  - ii) anticipated nature and volumes of waste and measures to ensure the maximisation of the reuse of waste

iii) 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

iv) Any other steps to ensure the minimisation of waste during construction

v) the location and timing of provision of facilities pursuant to criteria i) to iv).

vi) proposed monitoring and timing of submission of monitoring reports

vii) 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

viii) a RECAP Waste Management Guide toolkit shall be completed, with supporting reference material

ix) 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.

- 33 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. The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted.
- 34 Prior to occupation of the relevant dwelling; a scheme for the secure storage of cycles shall be submitted to and approved in writing by the Local Planning Authority. The agreed cycle storage shall be provided prior to the occupation of the dwelling that it relates to.
- 34 Reason: To ensure suitable secure cycle storage in accordance with Policy COM8 of the East Cambridgeshire Local Plan 2015.
- 35 In the event that solar photovoltaic (PV) panels are required to serve any dwellings hereby permitted, prior to first occupation of the dwelling(s) to which they relate, details of the design and position of the PV panels shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the PV panels shall be installed in accordance with the approved details prior to first occupation to which they relate.
- 35 Reason: To ensure that the proposal meets with the requirements of sustainability as stated in policy ENV4 of the East Cambridgeshire Local Plan 2015 and on the request by the developer.
- 36 In the event that air source heat pumps (ASHPs) are required to serve any dwellings hereby permitted, prior to first occupation of the dwelling(s) to which they relate, details of the ASHPs shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall specify the make, model and sound power levels of the proposed unit(s), the siting of the unit(s) and the distances from the proposed unit(s) to the boundaries with neighbouring dwellings. Where necessary, the scheme shall also provide full details of anti-vibration mounts, and all noise attenuation measures. The scheme shall be implemented as approved prior to occupation of the dwelling to which it relates and thereafter maintained as such.
- 36 Reason: To ensure that the proposal meets with the requirements of sustainability as stated in policy ENV4 of the East Cambridgeshire Local Plan 2015 and on the request by the developer.

- 37 No development above ground slab level shall take place until a scheme of lighting for all unadopted shared private drives has been submitted to and approved in writing by the Local Planning Authority. The approved lighting shall be installed prior to first occupation of any dwelling(s) to which it relates.
- 37 Reason: To safeguard the character and appearance of the area, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015 and to protect and enhance species in accordance with policies ENV1, ENV2 and ENV7 of the East Cambridgeshire Local Plan 2015.

## OUTLINE

- 38 Approval of the details of the layout, scale, appearance, landscaping (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 shall be made within 3 years of the date of this permission, with the exception to any self-build plot where reserved matters shall be made within 5 years of the date of this permission.
- 38 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.
- 39 The development hereby permitted shall be commenced within 2 years of the date of the approval of the last of the reserved matters.
- 39 Reason: To comply with Section 92 of the Town and Country Planning Act 1990, as amended.
- 40 Each reserved matters (excluding landscaping) shall demonstrate that the proposed market housing mix is as follows:  
o 26% 2 Bedroom dwellings (+/-1%);  
o 39% 3 Bedroom dwellings (+/-1%);  
o 35% 4+ Bedroom dwellings (max)
- 40 Reason: In order to ensure that the proposed development has a suitable housing mix in accordance with Policy HOU1 of the Local Plan.
- 41 In the event of the foundations from the proposed development requiring piling, prior to the commencement of development the applicant shall submit a report/method statement to the Local Planning Authority, for approval in writing, detailing the type of piling and mitigation measures to be taken to protect local residents from noise and/or vibration. Noise and vibration control on the development shall be carried out in accordance with the approved details.
- 41 Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015.
- 42 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.
- 42 Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015.
- 43 Prior to any work commencing on the site a Construction Environmental Management Plan (CEMP) shall be submitted to and agreed in writing with the Local Planning Authority regarding mitigation measures for noise, dust and lighting during the construction phase. These shall include, but not be limited to, other aspects such as access points for deliveries and site vehicles, and proposed phasing/timescales of development etc. The CEMP shall be adhered to at all times during all phases.

- 43 Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015. The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted.
- 44 No above ground construction shall commence 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).
- 44 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.
- 45 No development shall commence until a detailed design of the surface water drainage of the site has been submitted to and approved in writing by the Local Planning Authority.

The scheme shall be based upon the principles within the agreed:

Flood Risk Addendum, Rogers Leask Ltd, Ref: 19445-RLL-20-RP-C-002 Rev P11, Dated: 13 October 2023

General Arrangement Sheet 1 of 2, Rogers Leask Ltd, Ref: 19445-RRL-20-XX-DR-C-202 Rev V, Dated: 13 October 2023

General Arrangement Sheet 2 of 2, Rogers Leask Ltd, Ref: 19445-RLL-20-XX-DR-C-203 Rev P, Dated: 13 October 2023

Flood Routing Plan, Rogers Leask Ltd, Ref: 19445-RLL-20-XX-DR-C-204 Rev N, Dated: 13 October 2023

and shall also include:

a) Full results of the proposed drainage system modelling in the QBAR, 3.3% Annual Exceedance Probability (AEP) (1 in 30) and 1% AEP (1 in 100) storm events (as well as 1% AEP plus climate change), inclusive of all collection, conveyance, storage, flow control and disposal elements and including an allowance for urban creep, together with an assessment of system performance;

b) Detailed drawings of the entire proposed surface water drainage system, attenuation and flow control measures, including levels, gradients, dimensions and pipe reference numbers, designed to accord with the CIRIA C753 SuDS Manual (or any equivalent guidance that may supersede or replace it);

c) Full detail on SuDS proposals (including location, type, size, depths, side slopes and cross sections);

d) Details of overland flood flow routes in the event of system exceedance, with demonstration that such flows can be appropriately managed on site without increasing flood risk to occupants;

e) Demonstration that the surface water drainage of the site is in accordance with DEFRA non-statutory technical standards for sustainable drainage systems;

f) Full details of the maintenance/adoption of the surface water drainage system;

g) Measures taken to prevent pollution of the receiving groundwater and/or surface water

Those elements of the surface water drainage system not adopted by a statutory undertaker shall thereafter be maintained and managed in accordance with the approved management and maintenance plan.

- 45 Reason: To ensure that the proposed development can be adequately drained and to ensure that there is no increased flood risk on or off site resulting from the proposed development and to ensure that the principles of sustainable drainage can be incorporated into the development, noting that initial preparatory and/or construction works may compromise the ability to mitigate harmful impacts. In accordance with policies ENV2 and ENV8 of the East Cambridgeshire Local Plan 2015.

- 46 No development, including preparatory works, shall commence until details of measures indicating how additional surface water run-off from the site will be avoided during the construction works have been submitted to and approved in writing by the Local Planning Authority. The applicant may be required to provide collection, balancing and/or settlement systems for these flows. The approved measures and systems shall be brought into operation before any construction works begin.
- 46 Reason: To ensure surface water is managed appropriately during the construction phase of the development, so as not to increase the flood risk to adjacent land/properties or occupied properties within the development itself; recognising that initial works to prepare the site could bring about unacceptable impacts. 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 and the details need to be agreed before construction begins.
- 47 Prior to occupation of any dwelling with each phase (defined by reserved matters area) a scheme of biodiversity improvements for that phase shall be submitted to and agreed in writing with the Local Planning Authority. The proposed improvements shall demonstrate how they comply with Biodiversity Net Gain Assessment August 2023 and Ecological Assessment August 2023. The biodiversity improvements shall be installed prior to the first occupation of the hereby approved development and thereafter maintained in perpetuity.
- 47 Reason: To protect and enhance species in accordance with policies ENV1, ENV2 and ENV7 of the East Cambridgeshire Local Plan 2015.
- 48 No above ground construction shall take place in each reserved matters area until a scheme for the timetable, provision and location of fire hydrants to serve that reserved matters area 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 shall be installed and completed in accordance with the approved details prior to the occupation of any part of the development or within the agreed timeframe.
- 48 Reason: To ensure proper infrastructure for the site in the interests of public safety in that adequate water supply is available for emergency use. This is supported by paragraph 97 of the NPPF.
- 49 No development shall take place until a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment has been submitted to and approved in writing by the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.
- 49 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.
- 50 Prior to the commencement of any development, the remediation scheme approved in Condition 49 above shall be implemented in accordance with the agreed timetable of works and to the agreed specification. The Local Planning Authority must be given two weeks written notification of commencement of any remediation scheme works. Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be submitted to and approved in writing by the Local Planning Authority.

- 50 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.
- 51 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.
- 51 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.
- 52 The first reserved matters shall include a noise report, detailing how the need for mechanical ventilation has sought to be avoided. It shall detail but not limited to how the layout of plots and internal arrangement have been considered.
- 52 Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015.
- 53 No demolition/development shall commence until the applicant, or their agents or successors in title, has implemented a programme of archaeological work, 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.
- 53 Reason: To safeguard archaeological assets within the approved development boundary from impacts relating to any demolitions or groundworks associated with the development scheme and to ensure the proper and timely preservation and/or investigation, recording, reporting, archiving and presentation of archaeological assets affected by this development, in accordance with national policies contained in the National Planning Policy Framework (MHCLG 2021) and policy ENV14 of the Local Plan.
- 54 Prior to the commencement of any reserved matters approval, 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:
- i) Construction waste infrastructure including a construction material recycling facility to be in place during all phases of construction

- ii) anticipated nature and volumes of waste and measures to ensure the maximisation of the reuse of waste
  - iii) 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
  - iv) Any other steps to ensure the minimisation of waste during construction
  - v) the location and timing of provision of facilities pursuant to criteria i) to iv).
  - vi) proposed monitoring and timing of submission of monitoring reports
  - vii) 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
  - viii) a RECAP Waste Management Guide toolkit shall be completed, with supporting reference material
  - ix) 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.

- 54 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. The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted.
- 55 Prior to or as part of the first reserved matters application, 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.
- 55 Reason: To ensure that the proposal meets with the requirements of sustainability as stated in policy ENV4 of the East Cambridgeshire Local Plan 2015.
- 56 Prior to first occupation of any dwelling within any reserved matters area, a Residential Travel Plan for the outline planning permission area shall be submitted to and agreed in writing with the Local Planning Authority. The Residential Travel Plan shall include suitable measures and incentives inclusive of bus taster and/or cycle discount vouchers to promote sustainable travel. The Residential Travel Plan shall be implemented upon first occupation of the first dwelling and shall be monitored annually until occupation of the 300th dwelling on the site. The annual monitoring shall be submitted to the Local Planning Authority for its written approval and review all measures contained within the approved Travel Plan to ensure targets are met.
- 56 Reason: In the interests of sustainable transport, in accordance with policies COM7 and COM8 of the East Cambridgeshire Local Plan 2015.

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

- 1 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).

- 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 works within the public highway without permission of the Highway Authority. Please note that it is the applicants responsibility to ensure that, in addition to planning permission, any necessary consents and approval under the Highways Act 1980 and Street Works Act are also obtained from the County Council.
- 3 If the method of piling involves impact driving it will be expected that any piling only takes place between 09:00 - 17:00 each day Monday to Friday and None on Saturdays, Sundays or Bank Holidays.
- 4 This decision notice should be read in conjunction with the Section 106 Obligation dated 25 June 2024 and the development completed in strict accordance with the provisions contained therein, to the satisfaction of the Local Planning Authority.
- 5 Anglian Water Informatives
  - (a) INFORMATIVE - Notification of intention to connect to the public sewer under S106 of the Water Industry Act Approval and consent will be required by Anglian Water, under the Water Industry Act 1991. Contact Development Services Team 0345 606 6087.
  - (b) INFORMATIVE - Notification of intention to connect to the public sewer under S106 of the Water Industry Act Approval and consent will be required by Anglian Water, under the Water Industry Act 1991. Contact Development Services Team 0345 606 6087.
  - (c) INFORMATIVE- Protection of existing assets - A public sewer is shown on record plans within the land identified for the proposed development. It appears that development proposals will affect existing public sewers. It is recommended that the applicant contacts Anglian Water Development Services Team for further advice on this matter. Building over existing public sewers will not be permitted (without agreement) from Anglian Water.
  - (d) INFORMATIVE - Building near to a public sewer - No building will be permitted within the statutory easement width of 3 metres from the pipeline without agreement from Anglian Water. Please contact Development Services Team on 0345 606 6087.
  - (e) INFORMATIVE: The developer should note that the site drainage details submitted have not been approved for the purposes of adoption. If the developer wishes to have the sewers included in a sewer adoption agreement with Anglian Water (under Sections 104 of the Water Industry Act 1991), they should contact our Development Services Team on 0345 606 6087 at the earliest opportunity. Sewers intended for adoption should be designed and constructed in accordance with Sewers for Adoption guide for developers, as supplemented by Anglian Water's requirements.

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

25th June 2024



**David Morren MRTPI**  
**Interim Planning Manager**