

25/01206/RMM

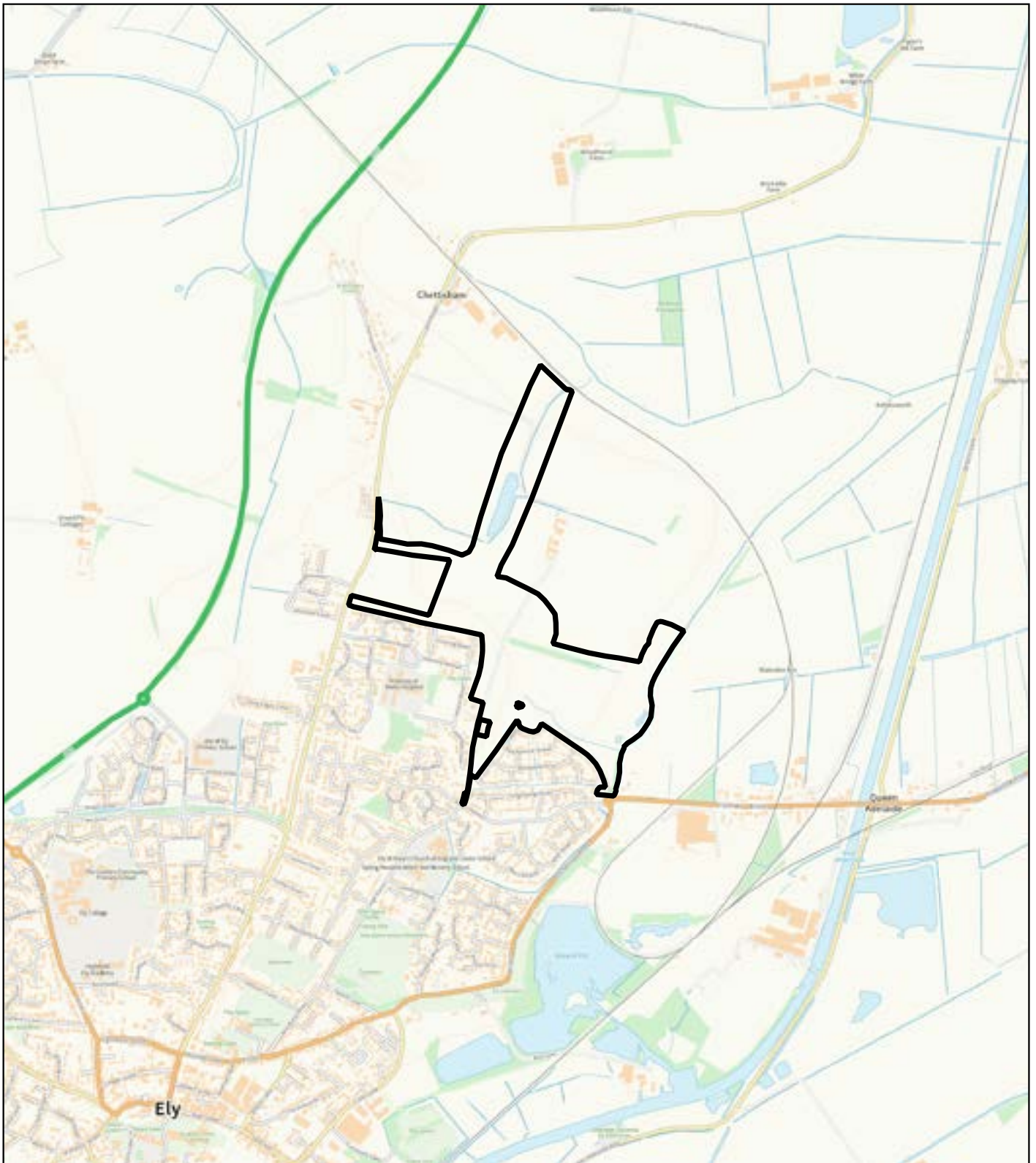
Land At High Flyer Farm North of
Kings Avenue
Ely
Cambridgeshire

Reserved matters for layout, scale, appearance, access and landscaping for 536 dwellings (Phase 3) following outline planning permission 11/01077/ESO

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

<https://pa.eastcambs.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=T57OOPGGL7800>





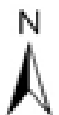
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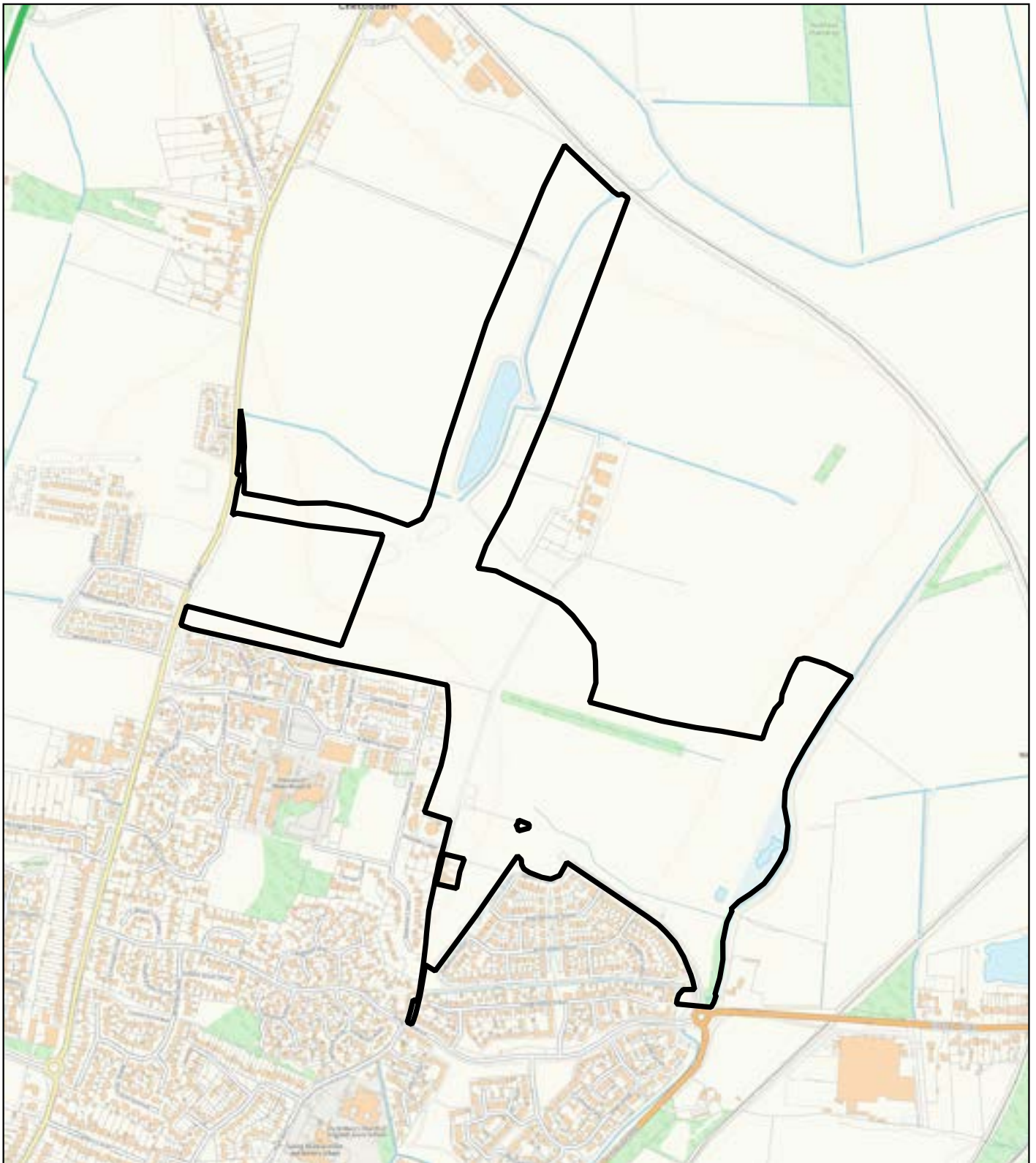
Land At High Flyer Farm
North Of
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East Cambridgeshire
District Council

Date: 28 May 2026
Scale: 1:20,000



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TITLE: 25/01206/RMM

Committee: Planning Committee

Date: 10 June 2026

Author: Major Projects Planning Officer

Report number: AB14

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**Site Address: Land At High Flyer Farm North Of Kings Avenue Ely
Cambridgeshire**

**Proposal: Reserved matters for layout, scale, appearance, access and
landscaping for 536 dwellings (Phase 3) following outline planning permission
11/01077/ESO**

Applicant: David Wilson Homes South Midlands

Parish: Ely

Ward: Ely North

Ward Councillor/s: Chika Akinwale
Alison Whelan

Date Received: 11 December 2025

Expiry Date: 26 June 2026

Recommendations

1. Members are recommended to APPROVE the application subject to the recommended conditions set out in Appendix 1, for the following reason(s): the proposals form the reserved matters for the third phase of development following outline consent 11/01077/ESO. The reserved matters align with this consent and on balance comply with all relevant material planning policies and considerations.
2. The application is being heard by committee because historically, applications on the North Ely allocation have been brought before Members.

Summary of Application

3. The application seeks consent for the reserved matters of access, layout, scale, appearance and landscaping for 536 dwellings. The application follows outline permission 11/01077/ESO (granted 18th June 2015- decision notice in Appendix 2) and the associated S106 agreement. It should be noted that the main spine road running through the site linking to the existing permitted development to the south and Lynn Road to the north-west has been approved under a separate reserved matters application 25/00604/RMM. The application is brought forward by three developers, Barratt, David Wilson Homes, and Redrow.
4. The full planning application, plans and documents submitted by the Applicant can be viewed online via East Cambridgeshire District Council's Public Access online service, via the following link [Simple Search](#).

Planning History

11/01077/ESO

5. Residential development, a local centre comprising retail foodstore (A1), uses within Use Classes A1/2/3/4/5, D1 and business units (B1), primary school, pre-school nursery, playing fields, place of worship and/or community hall, together with open space, allotments, landscaping, highways, infrastructure and associated works.

Approved

18 June 2015

17/01722/RMM

6. Reserved matters for Access, Appearance, Landscaping, Layout and Scale for 200 dwellings within the Green Street Character Area of residential development 11/01077/ESO

Approved

19 February 2018

17/01723/RMM

7. Reserved matters for Access, Appearance, Landscaping, Layout and Scale for the Spine Road and Thistle Corner Junction of residential development 11/01077/ESO

Approved

3 May 2018

25/00604/RMM

8. Application for approval of reserved matters (phase 2) for access, appearance, landscaping, layout and scale for the Spine Road and Lynn Road junction of residential development 11/01077/ESO

Approved

16 December 2025

The Site and its Environment

9. The application site measures 44.7ha / 110.4acres and is located to the north of the City of Ely. It comprises mostly arable farmland with some trees and hedgerows interspersed. The site is bounded to the west by Lynn Road, to the south, by the existing built form of Ely, and to the north and east by further areas of the allocation site and the railway. A public right of way (Footpath 10) runs through part of the site and there is a small reservoir to the north. The land slopes down from approximately 20m Above Ordnance Datum (AOD) in the west near Lynn Road to approximately 5m AOD alongside Clayway Drove.

Responses from Consultees

10. Responses were received from the following consultees and have been summarised below. The full responses are available on the Council's website.

The Ely Group Of Internal Drainage Board- 15 April 2026

11. No objections- The proposals in terms of intended discharge rate etc to the IDB system are acceptable and in line with the agreement entered into with the IDB for the development by the landowner / developer. This is subject to the submission and granting of Bye Law Consent, again as is required by the agreement.

Lead Local Flood Authority- 22 May 2026

12. No objections- The applicant has demonstrated that the proposals align to the strategic drainage network utilising a series of SuDS features including swales and basins before discharging to a watercourse at a rate of 3.5l/s/ha. Exceedance is expected at different locations across the site during the 1 in 100 year plus climate change storm event. It has been demonstrated that this can be safely managed in the curb line or adjacent green spaces within the site.

Anglian Water- 23 April 2026

13. No objections- The Ely WRC is within the acceptance parameters and can accommodate flows from the proposed growth. The impacts on the public foul sewerage network are acceptable. The surface water drainage strategy does not relate to Anglian Water.

Environment Agency- 1 April 2026

14. No objections.

Local Highways Authority- 20 May 2026

15. No objections- Response notes that land dedication plans have identified streets and paths which may be considered for adoption, however the final extent of any such dedication remains a matter reserved for the Local Highway Authority to determine. Response notes a shortfall in visitor parking but advises that this is for the Council to assess. A number of conditions are recommended to cover drainage matters, visibility splays, future management and maintenance, and construction.

Waste Strategy (ECDC)- 21 May 2026

16. Objection- Concerns raised regarding collection points and drag distances for bins relating to specific plots.

Asset Information Definitive Map Team- 6 May 2026

17. No objections- Confirm that they are satisfied with the public footpath diversion and specification.

Cambridge Ramblers Association- 15 December 2026

18. Objections- Concerns raised regarding existing public rights of way and lack of additions to the current network. Concerns raised regarding the fate of Ely Footpath 10. Request reservoir paths are given PROW status.

British Horse Society- 20 January 2026

19. Objections- Concerns raised regarding the protection of existing rights of way, no new rights of way, no new rights of way links to existing rights of way, and historic rights of way being ignored.

Network Rail- 3 February 2026

20. No objections- No objections to the proposals but note that there are concerns about the boundary treatments near Clayway Drove. Request that the applicant installs fencing in this location.

Environmental Health- 9 May 2026

21. No objections- No objections but seek conditions for constructions hours, CEMP and piling conditions if they are not already covered by condition.

Cambridgeshire Fire and Rescue Service- 30 January 2026

22. No objections- Request a condition for fire hydrants to be installed for the purpose of providing water for firefighting. *It should be noted that a condition was already included within the outline decision notice 11/01077/ESO.*

Design Out Crime- 11 May 2026

23. No objections- Note the changes made to the plan relating to gates on rear access footpaths following comments 31st March 2026. No additional comments.

Housing Section- 21 May 2026

24. Based on analysis of the current housing register data, dwellings sizes are acceptable. Noted that the S106 requires a 70/30 split in favour of affordable rent.

Trees Team (ECDC)- 11 May 2026

25. No objections- Comment that footpaths and hardstanding still encroach on root protection areas. A condition is required that the development shall be carried out in accordance with the arboricultural method statement. Comment that the soft landscaping proposals and management plans are acceptable and should be conditioned.

Ecology Team (ECDC)- 28 May 2026

26. No objections. Requested conditions for compliance with the Landscape and Ecological Management Plan and landscaping plans.

Natural England- 11 May 2026

27. No objections.

Sport England- 1 May 2026

28. No objections- The proposed development does not fall within our statutory remit and, therefore, Sport England has not provided a detailed response in this case.

Cambridgeshire Archaeology- 28 January 2026

29. No objections- Archaeological investigations in this area were completed under application reference 11/01077/OUM and no further archaeological works are necessary.

Conservation (ECDC)- 6 January 2026

30. No objections.

City of Ely Council- 12 May 2026

31. No objections.

Cambridgeshire County Council Growth & Development- 28 January 2026

32. No objections.

National Air Traffic Services Ltd- 1 May 2026

33. No objections- The proposed development has been examined from a technical safeguarding aspect and does not conflict with safeguarding criteria.

National Gas- 12 December 2026

34. No objections- There are no National Gas Transmission assets in this area.

35. The following consultees did not respond to the consultations:

- Ward Councillors
- Wildlife Trust
- CCC Education
- Ely Cycle Campaign
- CCC Transport Assessment Team
- Parks & Open Space
- Community & Leisure Services
- UK Power Networks
- Civil Aviation Authority
- Defence Infrastructure Organisation Safeguarding (Non Wind)

36. A site notice was displayed near the site on 19 December 2025 and a press advert was published in the Cambridge Evening News on 18 December 2025.

37. Neighbours – 229 neighbouring properties were directly notified by letter. 9 responses have been received and are summarised below. A full copy of the responses are available on the Council's website.

- Concern around lack of amenities and local services such as play areas and shops
- Concern around the lack of public transport
- The impact the lack of amenities and public transport has on those with disabilities; in its current form, the development is not inclusive.
- The application refers to proposed bus stops but there is no clear evidence of guaranteed service frequency, long term funding or reliable connection to the railway station
- There are no meaningful local shops, cafes or everyday services within easy walking distance of the site.
- The development is car dependent
- The submitted Compliance Statement shows a non-compliance for the green streets as the “footpath/cycleway within the green corridor should be 4.0m”. The non-compliance is for both The Ridge and Parkside.
- There appears to be no plans which clearly show which part of the proposed development will be adopted by either Cambridgeshire County Council Highways or East Cambridgeshire District Council
- Concern around having three storey flats built directly opposite the water tower would have a negative impact on light levels and privacy.
- Concerns regarding overlooking and that outlook would be solely of other houses
- The inclusion of 10 self-build plots was not disclosed at the public exhibition, and the location will mean an extended period of disruption and noise
- The development would affect conservation and trees and will cause habitat loss.
- Questions raised around the speed limit of the main access road, whether lorries would be able to cut through the development and whether parking would be permitted on the access road.
- On the latest plans, it appears that the building making up plots 380-383 has been moved significantly southwards along the line of the footpath, placing it inside the Root Protection Area of a TPO tree.
- The arrangement of the buildings at the southern end of the development are extremely unsympathetic to the existing infrastructure and protected line.

- One neighbour comment has been received which largely refers to the already built parcel of the development

The Planning Policy Context

38. East Cambridgeshire Local Plan 2015 (as amended 2023)

GROWTH 2 Locational strategy

GROWTH 3 Infrastructure requirements

GROWTH 5 Presumption in favour of sustainable development

HOU 1 Housing mix

HOU 2 Housing density

HOU 3 Affordable housing provision

ENV 1 Landscape and settlement character

ENV 2 Design

ENV 4 Energy and water efficiency and renewable energy in construction

ENV 7 Biodiversity and geology

ENV 8 Flood risk

ENV 9 Pollution

ENV 14 Sites of archaeological interest

COM 7 Transport impact

COM 8 Parking provision

39. Supplementary Planning Documents

North Ely

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

40. National Planning Policy Framework (December 2024)

2 Achieving sustainable development

4 Decision-making

5 Delivering a sufficient supply of homes

9 Promoting sustainable transport

12 Achieving well-designed places

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

15 Conserving and enhancing the natural environment

16 Conserving & enhancing the historic environment

41. On 16 December 2025, the Government published a consultation on proposed reforms to the National Planning Policy Framework (the Framework). Whilst broad changes to the structure of the Framework are proposed as part of this consultation,

these proposals could be subject to further change and can only be given very limited weight at this stage. Regard has therefore been had to the NPPF published in December 2024 in assessing the current application.

42. Planning Practice Guidance

43. Cambridgeshire-Peterborough Local Nature Recovery Strategy (LNRS)

Planning Material Considerations and Comments

44. The application is assessed in accordance with the development plan which comprises the East Cambridgeshire Local Plan, 2015 (as amended). 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).

45. The main considerations of this application are the principle of development, affordable housing, open space, residential amenity, visual amenity, highways, including parking provision, ecology, water management and any other matters.

Principle of Development

46. Policy GROWTH 2 of the East Cambridgeshire Local Plan, 2015 (as amended) provides the locational strategy for the district and provides a hierarchy for the location of housing development. The application site is allocated in the Local Plan under Policy ELY 1. The principle of development is this location has been established through the allocation of this site and the granting of the outline application, 11/01077/ESO. The outline permission conditioned that reserved matters applications were to be made within 15 years of the grant of planning permission. The reserved matters application has been made within this timescale and therefore the principle of development is considered to be acceptable.

Housing Mix, Density & Affordable Housing

47. Policy HOU1 of the Local Plan requires developments of 100 or more dwellings to provide a minimum of 5% self build properties. It sets out that the final mix of dwelling types and sizes will be subject to negotiation with the applicant. Policy HOU2 of the Local Plan expects developments to provide appropriate densities taking account of the existing character of the area and the need to make efficient use of land, as well site biodiversity and heritage, the need to accommodate other uses, levels of accessibility and residential amenity. Policy HOU3 sets out the requirements for affordable housing on developments, however in this case the levels of affordable housing have been secured by S106 agreement on the original outline permission (11/01077/ESO).

48. The outline application applied conditions relating to housing mix (C33), flexible dwellings (C34), Custom and self build (C35) and lifetime homes (C36). The dwelling mix was conditioned to provide a mix of dwelling types and sizes that contribute to the housing needs and demand of the locality at the time of the submission of the reserved matters. In respect of affordable housing, the condition states that any reserved matters should include a plan showing the distribution of market and affordable housing and a schedule of dwelling size.

49. The housing mix is as follows:

Market Housing	Number	Percentage
1 Bed	9	3%
2 Bed	74	23%
3 Bed	141	44%
4 Bed	81	25%
5 Bed	17	5%
<i>Total</i>	322	

Affordable Housing	Number	Percentage	Shared Ownership	Rented
1 Bed	41	22%	0	41
2 Bed	84	45%	23	61
3 Bed	57	30%	34	23
4 Bed	6	3%	0	6
Total	188			

50. The scheme will deliver 188 affordable dwellings which equates to 35% of the total housing to be provided on site. This is in accordance with the modified S106 attached to the original outline permission (modification 22/00852/MPO). The S106 set an agreed mix for affordable housing sizes, and while the percentages of house sizes differs from the Agreed Mix as specified in the S106, the S106 allows for an alternative mix to be considered at the Council's discretion. It should be noted that as part of the existing development to the south (subject to the same S106 requirements – 17/01722/RMM) an alternative mix of housing sizes was agreed which is similar to that proposed under the current application and therefore considered acceptable. The scheme will deliver 30% shared ownership properties and 70% rented in accordance with the S106.

51. The applicant has confirmed the density across the site. The more urban parcels of the site have a higher density which decreases as the areas become less urban. The proposals are in line with the density details within the submitted Design Code and are therefore considered acceptable in this regard. The average scheme density is as follows:

Dwellings per hectare (dph)	Developer Area
32	David Wilson Homes

40	Barratt
29	Redrow

52. Condition 34 of the outline permission required that a minimum of 5 residential dwellings shall comprise flexible dwellings in accordance with paragraphs 3.35-3.38 of the Development Specification which sets criteria for internal flexibility for future adaptation. The applicant has confirmed that 45 of the dwellings across the site have separate studies to enable home working. While this does not address the criteria set out within the Development Specification attached to the outline permission, this approach has been taken on Phase 1 (17/01722/RMM) and is therefore not considered to be unacceptable.

53. Condition 35 of the outline permission requires that a minimum of 5% of residential dwellings shall be custom and self-build. The applicant has confirmed that there are 510 dwellings and 26 self-build plots, meaning that 5% of dwellings across the site are custom and self-build. A more detailed breakdown of where these are located is below:

Barratt Parcel		
188 Dwellings	10 Self-build	5.3%
David Wilson Homes		
185 Dwellings	9 Self-build	4.8%
Redrow		
137 Dwellings	7 Self-build	5.1%

54. Condition 36 of the outline permission requires a minimum of 20% of residential dwellings to meet criteria within the Habiteq Lifetime Homes Standard. This has been replaced by part M(4)2 of the Building Regulations. The applicant has confirmed that 23% of dwellings will meet part M(4)2 of the Building Regulations and therefore on this basis the Local Planning Authority considers that condition 36 has been met.

55. The proposal is considered to comply with Policies HOU 1, HOU 2 and HOU 3 of the East Cambridgeshire Local Plan, 2015 (as amended), the North Ely Design Code and North Ely SPD, and the provisions of the NPPF.

Open Space & Play Areas

56. The application includes large areas of open space totalling 25.5ha / 63acres. This equates to roughly 57% of the total site area. These are interlinked by landscaped green corridors through the site. The open spaces are well related to the proposed development and the green corridors ensure that the open spaces are easily accessible by all residents of the proposed scheme, and the existing Redrow scheme

to the south which was part of the original outline application 11/01077/ESO. The open space incorporates land which is to be part of an extension to the Country Park (to the east of the site). The plans also show a large area set aside for allotment land which is secured under the S106. The proposed open space is in line with Parameter Plan 4 of the Development Specification for the original outline consent 11/01077/ESO and is therefore considered to be acceptable.

57. The original application 11/1077/ESO showed three main play areas located within this portion of the allocation. The current reserved matters application is showing three play areas broadly in line with Parameter Plan 4, although the position of one play area has been moved further south. The movement of this play area is considered to be acceptable and will be more accessible to the existing Redrow site to the south, and is located alongside one of the green corridors of the allocation. The play area to the north features 7 pieces of equipment for age range 1-7+ as well as a ball court and would be enclosed with a 1m railing fence for safety. Alongside this is an informal sports pitch. The play area to the southern part of the site would feature five pieces of play equipment for age range 1-5 and would be enclosed with a 1m railing fence for safety. To the eastern part of the site the play area would feature eight pieces of equipment for age range 2-12. The applicant has advised that wheelchair-accessible surfacing is proposed to all primary footpaths leading to and through the play areas as well as the 'play-on-the-way' routes through the wider development. They have also advised that footpaths are design with sufficient widths and gradients to enable safe and comfortable use by wheelchair users and those with reduced mobility. The applicant has advised that inclusive play equipment such as basket swings has been incorporated within play areas, and that sensory planting is integrated within play areas to provide visual and seasonal interest. The proposed play areas and sports spaces are in accordance with Parameter Plan 4 and are therefore considered to be acceptable.

Residential Amenity

58. Policy ENV 2 of the East Cambridgeshire Local Plan, 2015 states that new development will be expected to ensure that there is no significantly detrimental effect on the residential amenity of nearby occupiers and that occupiers and users of new buildings, especially dwellings, enjoy high standards of amenity.

59. Paragraph 135(f) of the NPPF sets out that developments should create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

60. The original outline permission (11/01077/ESO) secured a number of conditions in respect of residential amenity.

- C11- Construction Environmental Management Plan (CEMP)
- C19&20- Reporting and remediation of unexpected contamination
- C23- Light Management Plan

- 41- Noise Levels
- 44- Opening Hours
- 46- HGV Deliveries

Existing Occupiers

61. The proposed development is generally well separated from existing development by existing landscaping such as trees and hedgerows, road infrastructure, and separation distances. While the proposed development will introduce new relationships between dwellings it should be noted that this site is part of an allocation within the Local Plan for housing and already benefits from an extant outline planning permission.
62. Comments have been received about the impact of overlooking and loss of light from the flats to the west and south of the development in the Barratt area of the scheme. While there may be some views from these flats there is sufficient separation (~25m / 85ft away) to prevent significant overlooking, overbearing or loss of light, and the relationship between the flats and the nearest neighbouring dwellings is considered to be acceptable.
63. Comments have been received that the proposed development would create overlooking to the existing Redrow scheme to the south, however the development is set back from this scheme by road infrastructure by between 26-50m / 85-164ft which is considered to be an acceptable distance to prevent significantly detrimental impacts on the amenity of existing occupiers such as overlooking, overbearing and overshadowing. Furthermore, the relationship between the proposed dwellings and the existing Redrow scheme is generally frontage dwellings on opposite sides of road infrastructure, ensuring that private external amenity spaces are not impacted. Where there are existing dwellings which turn a corner and have a garden boundary alongside the existing road infrastructure, the distances are between 26-60m / 85-196ft which is considered to be acceptable to protect the amenity of these existing occupiers.
64. Comments have been received that the proposed development would reduce property values on the existing Redrow scheme to the south, however this is not a material planning consideration.

Future Occupiers

65. In the same manner that both local and national planning policy seeks to ensure that the amenity existing occupiers is not significantly impacted, planning policy also requires proposals to ensure that the future occupiers of dwellings enjoy high standards of amenity.
66. As set out above, the proposed development is well separated from existing built form, being positioned with road infrastructure in between, as well as existing and

proposed trees and vegetation to site boundaries. It is not considered that existing development would create impacts to future occupiers of the dwellings proposed.

67. Within the site, amendments have been made during the course of the application to improve the relationship between the proposed dwellings. It is generally considered that the dwellings within the site have an acceptable relationship and would benefit from a high standard of amenity. The proposed development is generally laid out in such a way that traditional back-to-back relationships are created between dwellings, with limited instances of dwellings inserted within blocks of development. All dwellings are well positioned in order to access green routes through the site and open spaces. Where flats are proposed these are positioned directly adjacent to green routes and open space which provides future occupiers with direct access to nature.

68. It is considered that dwellings have acceptable garden sizes and that there are a range of garden sizes available to future occupiers. It should be noted that the details for the self-build plots would be submitted as part of separate reserved matters applications, however the plot sizes are comparable to other plots within the site and there are acceptable separation distances with existing development outside of the site boundary.

Summary

69. Overall, it is considered that the proposal would have an acceptable impact on both existing and future residential amenities in accordance with policy ENV2 of the Local Plan, and the NPPF. The proposal would provide an acceptable living environment and while the relationship between existing dwellings and the development site would be changed, this is not considered to create significantly detrimental impacts on the amenity of these occupiers.

Visual Amenity

70. Paragraph 135 of the NPPF seeks to secure visually attractive development which improves the overall quality of an area and is sympathetic to local character and history. The paragraph expects that developments function well and add to the quality of an area for the lifetime of the development. The paragraph requires developments to accommodate and sustain an appropriate mix of green spaces and open spaces and to support local facilities and transport networks. The NPPF makes it clear that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

71. Policy ENV 1 requires applications to ensure that they provide a complementary relationship with existing development, and conserve, preserve and where possible enhance the distinctive and traditional landscapes, and key views in and out of settlements. The policy sets out that development proposals should respect the

pattern of distinctive historic and traditional landscape features such as watercourses, characteristic vegetation, individual and woodland trees, field patterns, hedgerows and walls, and their function as ecological corridors for wildlife dispersal. The policy requires proposals to take account of settlement edges, the space between settlements, and the wider landscape setting, as well as the visually sensitive natural skylines of the area. The policy also requires proposals to take account of the unspoilt nature and tranquillity of the area and the nocturnal character.

72. Policy ENV 2 requires applications to ensure that their location, layout, form, scale, massing and materials are sympathetic to the surrounding area by making efficient use of land and respecting the density, urban and village character, public spaces, landscape and biodiversity of the surrounding area. This policy seeks to retain existing important landscaping and natural and historic features and expects proposals to include landscape enhancement schemes.

73. The proposal features four main character areas: Highflyer Place, The Ridge, Parkside and Park Gateway. Highflyer Place is positioned to the north, with the sports pitch and local centre to the west. Highflyer Place will feature suburbia and urban village densities. The Ridge is positioned to the south and west of the site and will feature medium to higher densities. Parkside is located to the south and east of the site and will have medium to lower densities. The Park Gateway is the first phase of the country park to be delivered. Parameter Plan 2 of the Development Specification from the outline application sets out the land uses envisioned across the site. The proposed development adheres to these parameters, ensuring that residential parcels are located in the anticipated areas and that community and educational uses are positioned correctly. Parameter Plan 1 sets out the movement framework for the site, including footpaths and cycleways, as well as green streets. The proposal has been brought forward incorporating green streets as expected which link parcels and provide green routes through the site which are not dominated by motor vehicles.

74. The Council has engaged with an Urban Designer throughout the course of the application. Following input into the design of the scheme, amendments have been received to address matters such as layout, design of dwellings and landscaping. The Urban Designer has commented that "The proposed development has clearly evolved through a detailed and iterative design process and, overall, the scheme now presents a significantly improved response to the approved parameter plans, the North Ely SPD and the Highflyer Farm Character Areas Design Code. The proposals demonstrate a good understanding of the strategic placemaking aspirations for this part of Ely and successfully incorporate many of the key urban design principles established through the outline consent and subsequent coding work. Whilst the direction of travel is positive and the scheme is considered acceptable in broad design terms, there remain several areas where the proposals fall short of the Design Code's ambitions and where further refinement would improve the quality, legibility and distinctiveness of the development."

75. The applicant has submitted a Design Code as required by the original outline permission. The Council's Urban Designer has commented that the Design Code "establishes a framework for the creation of a coherent, landscape-led and distinctive urban extension, with a strong emphasis on the relationship between built form, movement corridors, open spaces and landscape structure. The Code seeks to ensure a consistent, high-quality approach to Highflyer Avenue, varied but complementary character areas, strong landmark buildings, framed vistas, generous landscape treatment, and a transition from urban Ely towards the softer fenland edge". The Urban Designer notes that the scheme broadly achieves these objectives and considers the overall structure of development to be acceptable in terms of the hierarchy of primary routes, the integration of green streets, and the relationship between the built form and the landscape. However, the Urban Designer notes that there are discrepancies between the Design Code and the provision of parking on site, with some parking requiring widened setbacks, reduced verges and parking-dominated frontages which compromise the street proportions and impact the public realm.
76. The Urban Designer has reviewed the relationship between the development and Highflyer Avenue and has noted that this would have "benefited from a more unified and cohesive architectural approach across the three parcels in order to create a stronger sense of place and a more distinctive identity for this principal street within the wider masterplan". They also comment that although tree planting is incorporated along Highflyer Avenue, the spacing and consistency is not sufficient to fully establish the traditional avenue character intended by the Design Code. They note that while this is not considered harmful, it is a missed opportunity.
77. The Urban Designer has noted that the re-location of the self-build plots towards the edges of the development is considered to be appropriate and provides a degree of separation which will benefit individual expression and non-traditional build approaches. While it would have been more beneficial to have these located together, the positions within the three parcels is improved from previous iterations. Comments have also been received on the distribution of affordable housing within the scheme and that these do not appear sufficiently integrated. They note that while the architectural treatment of these plots has improved, there are instances where the grouping, parking arrangements or relationship with the wider development make the tenure distinct.
78. Where boundary treatments are visible within the street scene, the applicant has proposed to use brick walls as the method of enclosure. While this is welcomed over close-board fencing, the details submitted show brick walls which are not architecturally treated in order to provide interest to the public realm. Additionally, there lacks detail over the boundary treatments relating to SUDS features on site. It is therefore considered reasonable that, notwithstanding the plans submitted, that the elevational details of boundary treatments shall be conditioned for submission.
79. The Council's Urban Designer has provided a number of comments on the three separate parcels, as outlined below, but has concluded that "the scheme has evolved

positively and broadly achieves the strategic urban design objectives established through the outline consent, Design Code and North Ely SPD. The development would create a coherent and generally attractive extension to Ely, with a strong landscape framework, a legible movement hierarchy, and improved architectural quality compared with earlier iterations. The proposals are considered acceptable overall in urban design and townscape terms.”

Highflyer Place

80. Highflyer Place is brought forward by David Wilson Homes. The parcel features 185 dwellings and 9 self build plots. The main spine road borders the north and east of this parcel and dwellings front the main route, providing a defined frontage. Within the parcel the development has been laid out so as there are clearly defined blocks and good connectivity for pedestrians and motor vehicles. There are a large variety of house types proposed and a range of materials. The Council’s Urban Designer has commented that “the Highflyer Place parcel has improved significantly through the evolution of the scheme and now provides a much stronger frontage to Highflyer Avenue and the central green space. The addition of chimneys, brick detailing, stronger frontage articulation, and better alignment with the character of Ely itself have improved the architectural quality of the development and reduced the more standardised appearance of earlier iterations.”

The Ridge

81. The Ridge is brought forward by Barratt and is located to the south and west of the site. The parcel has good connectivity within the site, with clearly defined blocks of development. There is a significant tree within this parcel, around which an area of open space has been created in order to make this a feature within the site. There are a large variety of house types proposed and materials have been employed to create differences between plots. The Council’s Urban Designer has advised that this parcel relates reasonably well to its setting and that “softer landscape treatment, relationship with the allotments and integration of Green Street 4 are all positive aspects of the scheme. The retention and enhancement of the existing north/south route to the west of the parcel, together with the strengthened planting strategy around the allotments and the celebration of the existing tree, are welcomed and contribute positively to the semi-rural character sought by the Code.” The Urban Designer has raised concerns regarding the southern end of this parcel and comments that it fails to provide focal treatment or landmark quality for a key location. Concerns have been raised that the current arrangement is parking dominated. Further concerns have been raised with the proposed maisonettes in terms of the arrangement of amenity provision, parking, bin storage and landscaping and how this detracts from the visual appearance of this parcel. A number of comments have been made in terms of lack of street trees in certain locations, parking arrangements detracting from streetscenes, and the orientation of dwellings have been made. Following receipt of the Urban Designers comments a revised housetype pack has been received for this scheme which shows additional string course detailing to the house types.

Parkside

82. Parkside is located to the south and east of the site. The Parkside character area is located to the east of this and features country park land which is to be brought forward as part of the development. The parcel is brought forward by Redrow, and the existing Redrow development to the south and west of this parcel will sit opposite the spine road. The house types proposed comprise a wide variety and reflect those seen in the existing development to the opposite side of the spine road. These feature architectural detailing and a range of materials to provide visual interest. The Urban Designer comments that “The Parkside parcel has undergone notable improvement during the application process; however, it remains the parcel where the scheme departs most noticeably from the aspirations of the Design Code. The Code identifies Green Street 5 as a key landscape corridor and view route connecting the development to the country park, with a semi-rural character, framed views and landmark focal elements. Whilst the current layout has considerably improved this relationship, the space still feels overly constrained in places and lacks the generosity and openness implied by the coding principles”. Comments have been made regarding the orientation of plots 533 and 393 which are positioned at either end of the parcel and are the first dwellings encountered of this parcel. Further concerns are raised regarding the positioning of affordable housing for plots 423-428 which are isolated within a constrained cul-de-sac. The Urban Designer has commented that “More generally, there remains concern that parts of Parkside continue to feel overly dense and visually compressed despite the intention for this parcel to transition towards a softer and more landscape-led edge character”.
83. The Urban Designer has noted that the apartment buildings within Parkside represent an improvement over previous iterations and that these reinforce key corners and open space, but that there is scope for the buildings to adopt a stronger landmark quality through enhanced detailing and architectural expression.

Landscaping

84. The applicant has submitted landscaping plans for the development site which have been reviewed by the Council’s Trees Officer and Urban Designer. The main spine road through the site will be tree lined to create an attractive and softer avenue through the development. Equally, green routes and open spaces will feature tree coverage to create pleasant pedestrian routes. Water infrastructure will be incorporated into these areas and planted to create fen landscape features.
85. Within the development parcels planting has been proposed to reduce the dominance of built form across the site. Generally, the termination of streets have been treated with tree planting although there are areas where Officers have requested further planting to enhance the public realm and this has not been forthcoming.
86. The Council’s Trees Officer has confirmed that they are satisfied with the landscaping proposals. The Council’s Urban Designer has commented that across the parcels the landscape strategy is considered acceptable and that the “integration of Green Streets, tree-lined routes, swales and structural planting contributes

positively to biodiversity, climate resilience and visual amenity.” They note that there is a lack of planting within private gardens across the scheme. On balance, while there are areas which would benefit from additional planting, the scheme is generally well landscaped and complies with policies ENV1 and ENV2 of the Local Plan and the NPPF.

Summary

87. On balance, while the development has some areas which would benefit from further refinement in design and landscaping terms, significant changes have been made during the course of the assessment. The Council has encouraged the applicant to address the comments of the Urban Designer however this has not been forthcoming and therefore the Council has assessed the proposals in their current form. The scheme as it stands is an improvement on previous iterations and will create an attractive development as a whole, as required by policies ENV1 and ENV2 of the Local Plan, and the NPPF.

Highways

88. Policy ENV2 of the East Cambridgeshire Local Plan 2015 sets out that development proposals will be required to incorporate the highway and access principles contained in Policy COM7 of the Local Plan 2015 to ensure minimisation of conflict between vehicles, pedestrians, and cyclists; safe and convenient access for people with disabilities, good access to public transport, permeability to pedestrian and cycle routes; and protection of rights of way. Policy COM8 of the Local Plan 2015 seeks to ensure that proposals provide adequate levels of parking, and policy COM7 of the Local Plan 2015 require proposals to provide safe and convenient access to the highway network. Paragraph 115 b of the NPPF seeks to ensure “safe and suitable access to the site can be achieved for all users”. Paragraph 109e of the NPPF sets out that “opportunities to promote walking, cycling and public transport use are identified and pursued” and that paragraph 110 states that “Significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes.”

89. The site is served by a main spine road which connects the existing Redrow development to the south with Lynn Road to the north and west. The spine road has been approved under separate consent 25/00604/RMM. All three proposed parcels connect to the approved spine road.

90. Dwellings are generally served by two car parking spaces, with some plots also benefitting from a garage. One bedroom properties have one parking space. Across the site there is a mixture of frontage parking and tandem parking to the side of dwellings. This is considered an acceptable approach in order to reduce car dominated frontages and provide variation within street scenes.

91. Policy COM8 of the Local Plan sets out that public / visitor car parking spaces shall be provided “Up to 1 car space per 4 units”. The applicant has shown 101 visitor parking spaces across the site which equates to 1 space per 5.3 dwellings. While this is an under provision of 33 parking spaces if the policy wording is interpreted as 1 space per 4 dwellings, the wording does specify “up to” and therefore the proposals have satisfied the requirement for visitor parking.
92. The Local Highways Authority (LHA) have been consulted on the application and advise that while there is some interconnectivity between the three parcels, they are broadly distinct.
93. Regarding The Ridge (Barratt parcel) the LHA note that the land dedication plans that have been submitted identify streets that may be offered for dedication as public highway and that it has been indicated that strategic paths between parcels may similarly be offered for adoption. They note that the network of strategic paths would be deliverable to an adoptable standard and that the Public Rights of Way Diversion Plan includes information that these strategic paths would be 3m wide asphalt routes with lighting columns. There is also indicative lighting detail.
94. Regarding Highflyer Place (David Wilson parcel) the LHA comment that the informal sports pitch is intended to support recreational use only and is not proposed for formal activities. On this basis the provision of visitor parking for this facility is not considered necessary. They note that a disabled parking bay has been proposed however this will require a short section of connecting footway. As with the Barratt parcel, they note that the land dedication plans that have been submitted identify streets that may be offered for dedication as public highway and that it has been indicated that strategic paths between parcels may similarly be offered for adoption. They note that the network of strategic paths would be deliverable to an adoptable standard and that the Public Rights of Way Diversion Plan includes information that these strategic paths would be 3m wide asphalt routes with lighting columns. There is also indicative lighting detail.
95. Regarding Parkside (Redrow parcel) the LHA comment that the land dedication plans that have been submitted identify streets that may be offered for dedication as public highway and that it has been indicated that strategic paths between parcels may similarly be offered for adoption. They note that the network of strategic paths would be deliverable to an adoptable standard and that the Public Rights of Way Diversion Plan includes information that these strategic paths would be 3m wide asphalt routes with lighting columns. There is also indicative lighting detail.
96. The LHA advise that the land dedication plans should not be approved plans as part of any grant of planning permission as the final extent of any such dedication remains a matter reserved for the Local Highway Authority to determine. The LHA have requested a number of conditions are appended to any grant of permission to cover the following matters:

- Drainage matters
- Visibility Splays
- Future Management and Maintenance of Streets
- Binder Course Construction

97. The Local Planning Authority has also consulted with the Cambridgeshire County Council Definitive Map Team regarding public rights of way. They have advised that they are satisfied with the proposed public footpath diversion and specification and therefore there is no objection to the proposals. A number of informatives have been recommended which can be appended to any grant of permission.

98. The proposals are considered to comply with policies COM7 and COM8 of the Local Plan and the NPPF.

Ecology & Trees

99. The application is not subject to mandatory Biodiversity Net Gain (BNG) as this is a reserved matters application relating to an outline application approved prior to mandatory BNG being introduced.

100. Policy ENV7 of the East Cambridgeshire Local Plan 2015 recognises the importance of environments such as trees, wetlands, hedgerows, woodlands and ponds which provide habitats, corridors and links for wildlife, and are part of an essential network for the survival and diversity of species. Paragraph 187 of the NPPF advises that development proposals should minimise impacts on biodiversity and secure net gain. Additionally, the paragraph discusses the importance of establishing coherent ecological networks that are more resilient to current and future pressures. Paragraph 193d goes on to advise that development should be supported where the primary objective is to conserve or enhance biodiversity. It goes on to advise that opportunities to incorporate biodiversity improvements in and around developments should be encouraged.

101. While BNG is not mandatory in this case, the applicant has decided to use the mandatory approach to address local and national policy requirements for providing ecological enhancements on site and a measurable net gain. Within the Biodiversity Net Gain Report which has used the new statutory metric sets out that the impacted areas onsite is currently arable cropland with other neutral and modified grassland of limited species diversity with important features such as ponds, reedbed, and many of the mature trees and hedges are being retained and proposes enhancements are to complement and enhance habitat connectivity. The proposal will create new SUDs basins, species rich grassland and hedgerows. The Biodiversity Net Gain Report states that the proposal will result in a 13.20% gain in habitat units, an 80.26% gain in hedgerow units, and an 11.82% gain in watercourse units, however the figures for the reedbeds and ditches are disputed by the Senior Ecologist.

102. The Senior Ecologist notes that the BNG standards have changed since the BNG strategy was originally approved for condition 6 of the outline application (which this application must align with). This application does not fully align with current statutory standards, which have changed the way that watercourses are considered. However, the application is not subject to the current BNG legislation and therefore cannot be held to such a standard. The Senior Ecologist remains concerned over how water levels might be managed, ensuring that some of the habitats are kept in a wet enough condition, and believes this would form part of the water licensing process with the IDB. If the water levels are not as kept at the habitats requirements there is a potential for a -29% watercourse habitat and only + 6% gain in area habitats.
103. While such a loss is a regrettable, the application is not subject to the mandatory BNG requirements and therefore the Council must consider the 6% gain in area habitats to be acceptable. No objection is raised on this basis by the Senior Ecologist, who has requested that the Landscape and Ecological Management Plan and landscaping plans are conditioned to ensure compliance as this does meet the previously agreed plan set in condition 6 of the outline application.
104. The Cambridgeshire-Peterborough Local Nature Recovery Strategy (LNRS) was published on 23rd December 2025. The LNRS is a spatial strategy which plans, maps and creates priorities for nature in a given area. It is a statutory document produced under the Environment Act 2021. 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).
105. Amongst other matters, the LNRS identifies on a map (the 'habitat map') "areas that could become of particular importance for biodiversity" (ACB sites). Typically, such sites will be farmland with limited, if any, current significant interest for biodiversity, but it has been determined to offer the potential to become important if measures were taken to improve the habitats on that particular site.
106. For this particular application, it has been determined that a LNRS ACB site does align with the planning application site area. As a local planning authority, we therefore have a duty to determine to what degree this alignment is a material consideration and whether such a consideration is positive or negative in the planning balance. For the avoidance of doubt, a site allocated in an LNRS does not automatically override any local planning policy for that site, nor act as some form of automatic blocking of development. Put simply, it is one of the many issues in need of consideration when considering a planning application.
107. Specifically for this planning application, part of the site to the north near the existing reservoir, the LNRS allocates for Action G2B which is as follows:
Improve biodiversity by creating species-rich neutral grassland adjoining to, and up to 500 metres from, existing designated and other neutral grassland sites. There is no minimum size threshold, but larger sites are preferable (in combination with other complementary habitats) and there should be a realistic ambition for site to become priority habitat in the future.

108. For this particular application, this area is currently arable land. The application proposes to align with this requirement, has accounted for this within the BNG metric and has detailed that Other neutral grassland will be created in this part and be maintained as detailed in the LEMP, which has been agreed as suitable by the Senior Ecologist.
109. Overall, therefore, the degree of conflict or alignment with the LNRS is considered neutral for this planning application.
110. The proposals have also been reviewed by the Council's Trees Officer who notes that there are some areas where footpaths and areas of hardstanding located within the root protection areas (RPAs) of seven individual trees and one woodland area. They note that the Arboricultural Method Statement (AMS) sufficiently covers the proposals such that it could be conditioned for compliance if the design/layout is not altered. The Trees Officer has suggested that a pre-commencement site meeting is conditioned to agree the details of the working procedures and either agree the precise position of the approved tree protection measure to be installed or to agree that the tree protection measures have been installed in accordance with the tree protection plan. It is considered that it would be reasonable to condition compliance with the Arboricultural Impact Assessment (AIA) and AMS. Regarding the soft landscaping proposals put forward by the applicant, the Trees Officer notes that that the proposals, including tree planting details are acceptable and suitable for the locality and layout. They note that the Landscape and Ecological Maintenance Plan is of sufficient detail that the scheme should be established successfully if the recommendations are complied with. It is considered appropriate to append conditions to any grant of approval securing compliance with the landscaping scheme and supporting documents.
111. Following consultation with the Council's Ecologist and Trees Officer it is considered that the scheme is acceptable and broadly complies with both local and national policy.

Flood Risk and Drainage

112. Policy ENV 8 of the Local Plan 2015 sets out that a site-specific Flood Risk Assessment, endorsed by the Environment Agency, appropriate to the scale and nature of the development and the risks involved, and which takes account of future climate change, will be required for major and non-minor development proposals in Flood Zones 2 and 3 and 'Modelled Zone 3'; and major and non-minor development proposals in Flood Zone 1, on sites of 1 hectare or greater, or where there is evidence of historic flooding set out in the SFRA and/or a Surface Water Management Plan. All applications for new development must demonstrate that appropriate surface water drainage arrangements for dealing with surface water run-off can be accommodated within the site, and that issues of ownership and maintenance are addressed. The use of Sustainable Drainage Systems will be required for new developments in accordance with the Cambridgeshire SuDs Design and Adoption Handbook (or successor document) unless, following an assessment

of character and context, soil conditions and/or engineering feasibility dictate otherwise. SuDS may be incorporated within the Flood Risk Assessment.

113. Conditions 21 and 22 of the outline permission require the submission of detailed foul and surface water drainage design as part of any reserved matters application. These conditions require reserved matters applications to demonstrate how they comply with the site-wide drainage details secured by conditions 8 and 9 of the outline permission. The applicant has submitted a number of drainage documents and technical notes which have been reviewed by consultees.
114. Anglian Water have confirmed that the Ely water recycling centre is within the acceptance parameters and can accommodate the flows from the proposed development. They advise that the impacts on the public foul sewerage network are acceptable. Anglian Water confirm that commenting on surface water discharge is outside of their jurisdiction and defer to the Lead Local Flood Authority or Internal Drainage Board on these matters.
115. The Internal Drainage Board (IDB) confirm that the information reflects that which has previously been reviewed by the IDB and that their position is that the proposals in terms of intended discharge rate to the IDB systems are acceptable and in line with the agreement entered into with the IDB by the landowner. They note that this is subject to the submission and granting of Bye Law Consent as required by the agreement.
116. The Environment Agency have reviewed the information provided and advise that they have no objections or comments to make on the planning application.
117. Lead Local Flood Authority (LLFA) have reviewed the revised information submitted and advise that the applicant has demonstrated that the proposals align to the strategic drainage network utilising a series of SUDS features including swales and basins before discharging to a watercourse. The LLFA raise no objection.
118. The compliance with the information submitted is covered by the wording of conditions 21 and 22 of the original outline permission 11/01077/ESO.
119. Based on the information provided it is considered that flood risk and drainage can be adequately dealt with in accordance with policy ENV8 of the East Cambridgeshire Local Plan 2015, the Cambridgeshire Flood and Water SPD, and Chapter 14 of the NPPF.

Other Material Matters

Historic Environment

120. The Council's Conservation Officer has reviewed the submitted proposals and has raised no objection to the scheme.

121. The Historic Environment Team at Cambridgeshire County Council have advised that the site has already been subject to archaeological investigations and that no further works are required.

Environmental Services (Waste) Team

122. The Council's Environmental Services (Waste) Team have reviewed the application and have made a number of comments in relation to access for crews, drag distances and vehicle tracking. This affects plots 384-392 within the Barratt parcel, 157-155 and 148-149 within the David Wilson parcel, and bin collection points across the scheme for Redrow. It is considered appropriate in this instance that the refuse strategy drawings are not included in any approved documents attached to any grant of permission and that a condition is appended requiring a refuse strategy to be submitted which addresses the comments of the Waste Team.

Network Rail Comments

123. Network Rail have commented on the application and advised that they require the provision of a secure fence along the boundary between the development and Clayway Drove to prevent direct access to the level crossing until such time as it can be permanently closed. It is considered appropriate to append a condition to any grant of approval that requires the submission of the details of this fencing to be agreed by the Local Planning Authority in consultation with Network Rail.

Sustainability

124. Policy ENV4 sets out that all proposals for new development should aim for reduced or zero carbon development. The applicant has submitted an Energy and Sustainability Strategy which sets out that some or all of the house types will be built to Part L 2021 of Building Regulations which will include photovoltaic panels, waste water heat recovery and flue gas heat recovery. Some plots may fall under the Future Homes Standards and will use air source heat pumps and photovoltaic panels. Any plots coming forward under the Future Homes Standards will employ air source heat pumps to deliver 100% of the modelled energy demand. There are a number of sustainability measures put forward as part of the scheme:

- Building elements with highest standard 'A+' Green Guide ratings including upper floors, external cavity walls, internal partitions, insulation and pitched roof;
- Material suppliers with responsible sourcing certification guided by a high quality sustainable procurement policy;
- Effective waste management procedures to minimise waste;
- The implementation of drainage, ecology and air quality assessments;
- The provision of EV charging points to all plots;
- Efficient internal and external water use in line with building regulations;
- Enhanced building fabric specification with a Fabric-First approach including high efficiency insulation and provision of efficient appliances;
- Use of PV, ASHP and/or WWHR to achieve the efficiency levels required under Part L 2021 and FHS.

125. It is considered that the proposals are acceptable in this regard.

Neighbour Comments

126. Comments have been made around the lack of amenities such as play areas and shops. It should be noted that this application includes three equipped play areas, play-on-the-way equipment, and large amounts of public open space.

127. This reserved matters application does not include the details for the local centre aspect of the original outline application which includes provision for a foodstore, various use classes and business units near to the Lynn Road junction. The detail for the local centre would be subject to a separate reserved matters application.

128. Comments have also been made in relation to the lack of public transport and the impact on those with disabilities. The outline application secured via S106 contributions towards bus shelters, real time passenger information at bus shelters, maintenance contributions toward bus shelters, public transport contributions, and roundabout improvement contributions. With regard to the comments around the service frequency of public transport this is not a matter over which the Local Planning Authority has any powers.

129. Comments have been received around adoption of paths, roads and open spaces. These are matters to be determined either by the Local Highways Authority or East Cambridgeshire District Council separately to the planning process.

130. Comments have been raised around speed limits through the development and parking on roads. These are matters for the Local Highways Authority to determine and are not a planning matter.

Summary

131. On balance, the proposed development would deliver part of an allocated site within the Local Plan and makes a significant contribution to the districts housing supply and affordable housing. The proposed development is considered to be broadly in line with the fundamental aims of the design code and delivers the requirements of the outline consent (11/01077/ESO). Consultees have responded on drainage, highways, ecology, and landscaping matters and have raised no objection. While the scheme has some weaknesses in terms of aspects of design and landscaping, these are not considered to warrant refusal of the application. With the appropriate suggested conditions it is considered that the scheme complies with the development plan as a whole.

Human Rights Act

132. The development has been assessed against the provisions of the Human Rights Act 1998, and in particular Article 8 (right to respect for private and family life) and Article

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

Equalities and Diversities

133. 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.

Appendices

Appendix 1- Recommended Conditions

Appendix 2- 11/01077/ESO Outline Decision Notice

Plans

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

Appendix 1- Recommended Conditions

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

<u>Plan Reference</u>	<u>Version No</u>	<u>Date Received</u>
Combined Schedule of Accommodation		26th May 2026
025-001-008	Rev D	26th May 2026
P25-0210 EN_0012_S1	Rev A	9th March 2026
P25-0210 EN_0013_S1		9th March 2026
B078003-TTE-HML-RH-DR-CH-010031	P03	29th April 2026
B078003-TTE-HML-RH-DR-CH-010032	P03	29th April 2026
The Ridge Area Housetype Pack	REV F	26th May 2026
Design & Access Statement 69576-03		26th May 2026
P25-0210-EN-0003-S3	REV E	26th May 2026
P25-0210 G001	V9	26th May 2026
P25-0210 EN_0003_S1	Rev E	19th May 2026
P25-0210 EN_0003_S2	Rev E	19th May 2026
P25-0210 EN_0003_S4	Rev E	19th May 2026
P25-0210 EN_0003_S5	Rev E	19th May 2026
P25-0210 EN_0003_S6	Rev E	19th May 2026
P25-0210 EN_0003_S7	Rev E	19th May 2026
BNG Metric	Rev D	19th May 2026
BNG Report	Rev B	19th May 2026
025-001-009	Rev B	29th April 2026
ELY.004-IMP	Rev B	29th April 2026

025-001-001	Rev B	29th April 2026
025-001-002	Rev C	29th April 2026
025-001-004	Rev B	29th April 2026
025-001-005	Rev B	29th April 2026
025-001-006	Rev B	29th April 2026
025-001-011	Rev C	29th April 2026
David Wilson House Type Pack	Rev C	29th April 2026
V41059-102	Rev M	29th April 2026
V41059-103	Rev G	29th April 2026
V41059-104	Rev G	29th April 2026
V41059-105	Rev G	29th April 2026
V41059-106	Rev G	29th April 2026
V41059-107	Rev G	29th April 2026
V41059-108	Rev G	29th April 2026
V41059-120	Rev G	29th April 2026
A500-22-02-05	Rev C	29th April 2026
Drainage TB070730-TTE-ZZ-00-RP-H-0003	Rev P03	12th May 2026
A500-22-02-01	Rev C	29th April 2026
A500-22-02-02	Rev C	29th April 2026
A500-22-02-03	Rev C	29th April 2026
A500-22-02-06	Rev C	29th April 2026
A500-22-02-07	Rev C	29th April 2026
A500-22-02-08	Rev C	29th April 2026
A500-22-02-SS	Rev B	29th April 2026
Redrow House Pack	Rev C	29th April 2026

Arboricultural Method Statement 12464_AMS.002	Rev B	29th April 2026
Arboricultural Impact Assessment 12464_AIA.002	Rev B	29th April 2026
P25-0210 EN_0004_S1	Rev B	29th April 2026
P25-0210 EN_0005_S1	Rev A	29th April 2026
P25-0210 EN_0006_S1	Rev A	29th April 2026
P25-0210 EN_0007_S1	Rev A	29th April 2026
P25-0210 EN_0008_S1_B	Rev B	29th April 2026
GL2523 LP 01	Rev D	29th April 2026
GL2523 LP 02	Rev D	29th April 2026
GL2523 LP 03	Rev D	29th April 2026
GL2523 LP 04	Rev A	29th April 2026
Energy and Sustainability Statement	Version 2	29th April 2026
B070730-TTE-GEN-XX-DR-CH-260001	Rev P03	29th April 2026
B070730-TTE-GEN-XX-DR-CH-260002	Rev P03	29th April 2026
B070730-TTE-GEN-XX-DR-CH-260021	Rev P03	29th April 2026
B070730-TTE-GEN-XX-DR-CH-260022	Rev P03	29th April 2026
B070730-TTE-GEN-XX-DR-CH-260023	Rev P03	29th April 2026
B070730-TTE-GEN-XX-DR-CH-260011	Rev P03	29th April 2026
B070730-TTE-GEN-XX-DR-CH-260012	Rev P03	29th April 2026
B070730-TTE-HDG-XX-DR-CH-050001	Rev P10	29th April 2026

B070730-TTE-HDG-XX-DR-CH-050002	Rev P09	29th April 2026
B070730-TTE-HDG-XX-DR-CH-050011	Rev P09	29th April 2026
B070730-TTE-HDG-XX-DR-CH-050012	Rev P08	29th April 2026
B070730-TTE-HDG-XX-DR-CH-050013	Rev P07	29th April 2026
B070730-TTE-HDG-XX-DR-CH-050014	Rev P08	29th April 2026
B070730-TTE-HDG-XX-DR-CH-050015	Rev P07	29th April 2026
B070730-TTE-HDG-XX-DR-CH-050016	Rev P09	29th April 2026
B070730-TTE-HDG-XX-DR-CH-050017	Rev P06	29th April 2026
B070730-TTE-HDG-XX-DR-CH-050051	Rev P02	29th April 2026
B070730-TTE-HDG-XX-DR-CH-050052	Rev P02	29th April 2026
B078003-TTE-HML-RH-DR-CH-010011	Rev P02	29th April 2026
B078003-TTE-HML-RH-DR-CH-010012	Rev P02	29th April 2026
B078003-TTE-HML-RH-DR-CH-010013	Rev P02	29th April 2026
B078003-TTE-HML-RH-DR-CH-010014	Rev P01	29th April 2026
B078003-TTE-HML-RH-DR-CH-010015	Rev P01	29th April 2026
B078004-TTE-HML-BH-DR-CH-010011	Rev P02	29th April 2026
B078004-TTE-HML-BH-DR-CH-010012	Rev P02	29th April 2026
B078004-TTE-HML-BH-DR-CH-010013	Rev P02	29th April 2026

B070730-TTE-HML-DWH-DR-CH-010011	Rev P02	29th April 2026
B078003-TTE-HML-RH-DR-CH-010032	Rev P03	29th April 2026
B070730-TTE-HML-DWH-DR-CH-010012	Rev P02	29th April 2026
B070730-TTE-HML-DWH-DR-CH-010013	Rev P02	29th April 2026
B078003-TTE-HML-RH-DR-CH-010031	Rev P03	29th April 2026
B078004-TTE-HML-BH-DR-CH-010031	Rev P02	29th April 2026
B078004-TTE-HGN-BH-DR-CH-010032	Rev P02	29th April 2026
B070730-TTE-HGN-DWH-DR-CH-010031	Rev P04	29th April 2026
B070730-TTE-HGN-DWH-DR-CH-010032	Rev P04	29th April 2026
Character areas design code	Rev K PART 1 OF 5	29th April 2026
Character areas design code	Rev K PART 2 OF 5	29th April 2026
Character areas design code	Rev K PART 3 OF 5	29th April 2026
Character areas design code	Rev K PART 4 OF 5	29th April 2026
Character areas design code	Rev K PART 5 OF 5	29th April 2026
P25-0210 EN_0009_S1	REV C	29th April 2026
P25-0210 EN_0009_S2	REV C	29th April 2026
P25-0210 EN_0009_S3	REV C	29th April 2026
P25-0210 EN_0009_S4	REV C	29th April 2026
P25-0210 EN_0009_S5	REV C	29th April 2026

P25-0210 EN_0010_S1	Rev D	29th April 2026
P25-0210 EN_0010_S2	Rev D	29th April 2026
GL2499 LP 01	Rev B	29th April 2026
GL2499 LP 02	Rev B	29th April 2026
GL2499 LP 03	Rev B	29th April 2026
GL2499 LP 04	Rev A	29th April 2026
GL2499 SP 01	Rev A	29th April 2026
P25-0210 EN_0012_S1	Rev A	9th March 2026
P25-0210_EN_0013_S1		9th March 2026
GL2523 SP 01	A	29th April 2026

- 1 Reason: To define the scope and extent of this permission.
- 2 The development hereby permitted shall be commenced within 2 years of the date of the approval of the last of the reserved matters.
- 2 Reason: To comply with Section 92 of the Town and Country Planning Act 1990, as amended.
- 3 Highways- Drainage
Proposed shared vehicular access(s) and driveway(s) shall be constructed so that their falls and levels are such that no private water from the site drains across or onto the public or adoptable highway. Please note that the use of permeable paving does not give the Highway Authority sufficient comfort that in future years water will not drain onto or across the adopted public highway and physical measures to prevent the same must be provided.
- 3 Reason: To prevent surface water discharging to the Highway, in accordance with policies ENV2, ENV7 and COM7 of the East Cambridgeshire Local Plan 2015 (as amended 2023).
- 4 Highways- Management & Maintenance
Prior to any dwelling reaching roof height or roof structure installation, details of the proposed arrangements for future management and maintenance of the proposed street(s) within the development shall be 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 under Section 38 of the Highways Act 1980 or a Private Management and Maintenance Company has been established.

4 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 (as amended 2023).

5 Highways- Binder Course Construction

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 highway maintainable at public expense.

5 Reason: In the interests of highway safety, in accordance with policies COM7 and COM8 of the East Cambridgeshire Local Plan 2015 (as amended 2023).

6 Highways- Pedestrian Visibility Splays

Relating to the Ridge parcel, two 2.0 x 2.0 metres pedestrian visibility splays shall be provided either side of vehicular spaces as shown on drawings B078004-TTE-HML-BH-DR-CH-010031-P02 and B078004-TTE HGN-BH-DR-CH-010032-P02. Notwithstanding the provisions of Part 2, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015, or any Order revoking or re-enacting that Order with or without modification, these areas shall be kept clear of all planting, fencing, walls and the like exceeding 600mm high and retained as such throughout the lifetime of the development.

6 Reason: In the interests of highway safety, in accordance with policies COM7 and COM8 of the East Cambridgeshire Local Plan 2015 (as amended 2023).

7 Highways- Inter-vehicle Visibility Splays

Relating to the Ridge parcel, the inter-vehicle visibility splays shown on Drawing No. B078004-TTE-HML-BH-DR-CH 010031-P02 and B078004-TTE-HGN-BH-DR-CH-010032-P02 shall be provided as detailed on the drawings and thereafter permanently retained free from obstruction. Notwithstanding the provisions of Part 2, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015, or any Order revoking or re-enacting that Order with or without modification, no wall, fence, hedge, tree, shrub or other obstruction exceeding 0.6 metres in height above adjoining carriageway level shall be erected, constructed, planted or allowed to grow within the areas of the visibility splays.

7 Reason: In the interests of highway safety, in accordance with policies COM7 and COM8 of the East Cambridgeshire Local Plan 2015 (as amended 2023).

8 Highways- Pedestrian Visibility Splays

Relating to the Highflyer Place parcel, two 2.0 x 2.0 metres pedestrian visibility splays shall be provided either side of vehicular spaces as shown on drawings B070730-TTE-HGN-DWH-DR-CH-010031-P04 and B070730 TTE-HGN-DWH-DR-CH-010032-P04. Notwithstanding the provisions of Part 2, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015, or any Order revoking or re-enacting that Order with or without modification, these areas shall be kept clear of all planting, fencing, walls and the like exceeding 600mm high and retained as such throughout the lifetime of the development.

8 Reason: In the interests of highway safety, in accordance with policies COM7 and COM8 of the East Cambridgeshire Local Plan 2015 (as amended 2023).

9 Highways- Inter-vehicle Visibility Splays

Relating to the Highflyer Place parcel, the inter-vehicle visibility splays shown on Drawing No. B070730-TTE-HGN-DWH-DR-CH 010031-P04 and B070730-TTE-HGN-DWH-DR-CH-010032-P04 shall be provided as detailed on the drawings and thereafter permanently retained free from obstruction. Notwithstanding the provisions of Part 2, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015, or any Order revoking or re-enacting that Order with or without modification, no wall, fence, hedge, tree, shrub or other obstruction exceeding 0.6 metres in height above adjoining carriageway level shall be erected, constructed, planted or allowed to grow within the areas of the visibility splays.

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 Highways- Pedestrian Visibility Splays

Relating to the Parkside parcel, two 2.0 x 2.0 metres pedestrian visibility splays shall be provided either side of vehicular spaces as shown on drawings B078003-TTE-HML-RH-DR-CH-010031-P03 and B078003-TTE HML-RH-DR-CH-010032-P03. Notwithstanding the provisions of Part 2, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015, or any Order revoking or re-enacting that Order with or without modification, these areas shall be kept clear of all planting, fencing, walls and the like exceeding 600mm high and retained as such throughout the lifetime of the development.

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 Highways- Inter-vehicle Visibility Splays

Relating to the Parkside parcel, the inter-vehicle visibility splays shown on Drawing No. B078003-TTE-HML-RH-DR-CH 010031-P03 and B078003-TTE-HML-RH-DR-CH-010032-P03 shall be provided as detailed on the drawings and thereafter permanently retained free from obstruction. Notwithstanding the provisions of Part 2, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015, or any Order revoking or re-enacting that Order with or without modification, no wall, fence, hedge, tree, shrub or other obstruction exceeding 0.6 metres in height above adjoining carriageway level shall be erected, constructed, planted or allowed to grow within the areas of the visibility splays.

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 Refuse Strategy

Notwithstanding the plans submitted, prior to above ground construction, a refuse strategy shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall provide details of bin collection points and drag/

carrying distances for residents and waste operators. The development shall be carried out in accordance with the approved refuse strategy.

- 12 Reason: To safeguard the residential amenity of residents, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015.

13 Arboricultural Compliance

The development shall be carried out in strict accordance with the Arboricultural Impact Assessment (revision B) dated April 2026, prepared by Aspect Arboriculture and the Arboricultural Method Statement (revision B) dated April 2026, prepared by Aspect Arboriculture.

- 13 Reason: To ensure that the trees on site are adequately protected, to safeguard the character and appearance of the area, in accordance with policies ENV1 and ENV2 of the East Cambridgeshire Local Plan 2015 (as amended 2023).

14 Hard and Soft Landscaping Compliance

All hard and soft landscaping works shall be carried out in accordance with the approved details. 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.

- 14 Reason: To ensure the longevity of the landscaping scheme, in accordance with policy ENV1 and ENV2 of the East Cambridgeshire Local Plan 2015 (as amended 2023).

15 Landscape and Ecological Management

The development shall be carried out in strict accordance with the Landscape and Ecological Management Plan prepared by Pegasus Group, dated 28th May 2026.

- 15 Reason: To ensure the longevity of the landscaping scheme, and to protect and enhance species in accordance with policies ENV1, ENV2 and ENV7 of the East Cambridgeshire Local Plan 2015.

16 Boundary Treatments

Prior to above ground construction, elevational details of the boundary treatments to be installed, including those around swale features, shall be submitted to and approved in writing by the Local Planning Authority. The boundary treatments shall be in situ in accordance with the approved details prior to the first occupation of the plot to which they relate or the commencement of use.

- 16 Reason: To safeguard the character and appearance of the area, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015 (as amended 2023).

17 External Materials

The materials to be used in the construction of the external surfaces of the development shall be either:

- a. As detailed on the approved plans; or,
- b. Submitted to and approved in writing by the Local Planning Authority prior to their use in the construction of the development.

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

17 Reason: To safeguard the character and appearance of the area, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015 (as amended 2023).

18 Elevational Details

Prior to above ground construction, the elevation and material details of any electrical substation or pumping station shall be submitted to and agreed in writing by the Local Planning Authority.

18 Reason: To safeguard the character and appearance of the area, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015 (as amended 2023).

19 Energy & Sustainability Strategy

The development hereby approved shall be carried out in strict accordance with the Energy & Sustainability Report prepared by Environmental Economics, dated April 2026.

19 Reason: To ensure that the proposal meets with the requirements of sustainability as stated in policy ENV4 of the East Cambridgeshire Local Plan 2015 (as amended 2023) and the Climate Change SPD, 2021.

20 Railway Line Fencing

Prior to first occupation, a scheme for fencing to the eastern side of the site at Clayway Drove shall be submitted to and approved in writing by the Local Planning Authority in consultation with Network Rail. The scheme shall be designed for safety and to reduce the risk of trespass.

20 Reason: In the interests of creating safe environments by preventing crime and ensuring community safety, in accordance with policy ENV2 of the Local Plan.



DISCLAIMER
 All drawings, images and reports are provided for illustrative and general reference only. Design elements will be subject to change without notice. The design is subject to planning and other approvals. For the most current and accurate information, please contact your Solicitor, who can access the "as planned" drawings and approved plans.

Drawings, reports and landscaping shall be taken as part of the contract or otherwise stated in writing.

The development herein is for marketing purposes only and may differ from the final printed address assigned by Royal Mail.

PRINTING GUIDANCE
 If printing in color please print from an A3 landscape size to Page Scaling = None. Avoid any "fit to page" options, as these will distort the image. Use the same font and procedure to ensure accuracy when printing.

DWG NUMBER: ELY.004-IMP
DATE: 01.03.2026 **SCALE:** 1:2500 @ A1
REVISION: B **SHEET NUMBER:** 1
DRAWN BY: SJH **CHECKED BY:** SC



REVISIONS:
 B - Plot subs to all parcels / soft landscape redesign

ELY CAMBRIDGESHIRE



EAST CAMBRIDGESHIRE DISTRICT COUNCIL

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Church Commissioners For England
C/O WYG Environment Planning Ltd
FAO Nolan Tucker
Arndale Court
Otley Road
Headingley
Leeds
West Yorkshire
LS6 2UJ

This matter is being dealt with by:

Melissa Reynolds

Telephone: 01353 665555
E-mail: melissa.reynolds@eastcambs.gov.uk
My Ref: 11/01077/ESO
Your ref

18th June 2015

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990

PLANNING PERMISSION

Subject to conditions

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

Proposal: Residential development, a local centre comprising retail foodstore (A1), uses within Use Classes A1/2/3/4/5, D1 and business units (B1), primary school, pre-school nursery, playing fields, place of worship and/or community hall, together with open space, allotments, landscaping, highways, infrastructure and associated works.

Location: Land At High Flyer Farm North Of Kings Avenue Ely Cambridgeshire

Applicant: Church Commissioners For England

This consent for planning permission is granted in accordance with the application reference **11/01077/ESO** registered 20th December 2011.

Subject to the additional conditions set out below:

ADDITIONAL CONDITIONS

1 Time Limit

- a) Applications for approval of Reserved Matters must be made not later than the expiration of 15 years beginning with the date of the grant of this planning permission.
- b) The first phase of the development (which may include Enabling Works which for the purposes of this permission shall include site preparation and remediation works, construction of temporary access roads, diversion or laying of services, works associated with archaeological, biodiversity and ecological surveys relating to that phase) to which this permission relates must be begun not later than the expiration of 5 years from the date of the grant of this outline permission.

- c) Subsequent phases must be begun no later than:
 - i. The expiration of 17 years from the date of the grant of this outline permission; or
 - ii. If later, the expiration of 2 years from the final approval of the Reserved Matters for the relevant phase or, in the case of approval on different dates, the final approval of the last such matter to be approved.

1 Reason: The application is for outline permission only and gives insufficient details of the proposed development, and to comply with the provisions of Section 92 of the Town & Country Planning Act 1990 (as amended) and to allow for the progressive process of approvals to enable the development to commence as soon as reasonably practicable and within a realistic timetable.

2 Reserved Matters Details

Save for Enabling Works, development shall not commence in a particular phase until Reserved Matters applications for that phase that cover the following matters (to the extent relevant to that phase) have been submitted to and approved in writing by the Local Planning Authority:

- (i) Siting and layout of buildings and other structures;
- (ii) Design of buildings (including floor areas, site levels and internal floor levels, height and massing);
- (iii) External appearance (including samples of the materials and finishes to be used for all external surfaces and including but not limited to roofs, elevation treatment and glazing);
- (iv) Means of access (including details of car parking, cycle storage/parking, carriageways, cycleways and footways and servicing arrangements). These details shall include cross sections of carriageways, cycleways and footways;
- (v) Landscaping (in accordance with the details set out in condition 17). [

Unless otherwise agreed in writing by the Local Planning Authority, the development shall in all aspects be carried out in accordance with the details approved under this condition.

2 Reason: The application is for outline permission only and gives insufficient details of the proposed development, to comply with Section 92 of the Town and Country Planning Act 1990; in order that the Local Planning Authority is satisfied with the details of the proposed development; to safeguard character and appearance of the area; and ensure that development is accessible for disabled people in accordance with Ely 1, ENV1 and ENV2 of the East Cambridgeshire Local Plan (2015); the draft North Ely Supplementary Planning Document (2014) and to reflect the mitigation requirements of Chapters 10, 12 and 19 of the submitted Environmental Statement and its Addendum.

3 Approved Development Specification, Plans and Documents

Unless otherwise required by other Planning Conditions attached to this planning permission, the development hereby permitted shall be carried out in accordance with the Revised Development Specification (February 2014) and the following Parameter Plans:

- (i) Parameter Plan 1: Movement Framework (Figure 2.1 Rev A)
- (ii) Parameter Plan 2: Land Use Framework (Figure 2.2 Rev A)
- (iii) Parameter Plan 3: Urban Design Framework (Figure 2.3 Rev A)
- (iv) Parameter Plan 4: Green Infrastructure Plan (Figure 2.4 Rev A)
- (v) Parameter Plan 5: Neighbourhood and Character Areas (Figure 2.5).

3 Reason: To ensure that the development is carried out in accordance with the approved Development Specification and Parameter Plans as assessed in the Environmental Impact Assessment accompanying the application, achieves high standards of urban design and accords with Policies ENV2, ELY 1 in the East Cambridgeshire Local Plan (2015), and the Draft North Ely Supplementary Planning Document (2014).

4 Site-wide Phasing Plan

As part of or prior to submission of the first Reserved Matters application, a Site-wide Phasing Plan shall be submitted to and approved in writing by the Local Planning Authority.

The Site-wide Phasing Plan shall provide:

- i. Broad details of the intended sequence of development across the site;
- ii. The extent and location of the likely development phases and parcels and broad details of the type of any development envisaged in each phase or parcel (which may include infrastructure only phases);
- iii. Broad details of any environmental mitigation measures specified in the Environmental Statement, Environmental Statement Addendum or agreed as part of the Biodiversity Strategy approved under condition 6;
- iv. Major infrastructure including broad location of major accesses, roads, footpaths and cycleways associated with each phase;
- v. The broad location of public open space areas to be provided within each phase, including informal open spaces, Country Park, recreation areas, allotments, formal outdoor sports facilities, equipped play areas, ecological areas and habitats;
- vi. Structural landscaping and advance structural planting associated with each phase;
- vii. Primary School and Pre-School;
- viii. The Local Centre;
- ix. Place of Worship and/or Community Hall;
- x. A broad indication of the phasing and provision of SUDS and drainage associated with each phase;
- xi. Allotments;
- xii. Custom Build or Self Build and Flexible Dwellings/ Live-Work units, Home Working units; and
- xiii. How the proposed phases relate to the character areas referred to in the Development Specification dated February 2014.

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

- 4 Reason: To ensure that the development is delivered in a structured way in accordance with the approved Parameter Plans so as to ensure that services and facilities are provided as and when required by existing and future communities, and to ensure that the development keeps within the parameters assessed in the supporting Environmental Statement and Environmental Statement Addendum and is in accordance with Policies GROWTH 3, ELY1 and 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; it is necessary to establish the phasing of development before works start in order to ensure that the phasing is not compromised i.e. by development commencing out of sequence envisaged by the EIA.

5 Character Area Design Code

As part of or prior to submission of any Reserved Matters relating to a Character Area, a Design Code for that Character Area shall be submitted to and approved in writing by the Local Planning Authority.

The Design Code shall be prepared in accordance with the principles and parameters established by the Revised Development Specification (dated February 2014) and Parameter Plans specified in Condition 3 and shall include the following:

- (i) Extent of the character area and relationship to other character areas.
- (ii) High level block types and principles to establish character, density, building heights, building typologies and structure of public spaces.
- (iii) If relevant to the character area, the broad location of any Flexible Dwellings to be provided under condition 8 and self-build or custom-build dwellings to be provided under condition 9.
- (iv) Broad street hierarchy, including principles of adopting highway infrastructure, and typical street cross-sections.
- (v) If relevant, key groupings/buildings at focal points including relevant key height, scale, form, building materials and design features.
- (vi) The design approach to the public realm including in relation to materials, signage, utilities and any other street furniture.
- (vii) To the extent relevant, the treatment of development edges along the Country Park and Green Streets.
- (viii) To the extent relevant, the overall approach to incorporation of ancillary infrastructure.
- (ix) Car parking layout principles.
- (x) Approach to cycle parking for all uses and building types.
- (xi) Details of waste and recycling provision for all building types.
- (xii) Where practical, measures to demonstrate how opportunities to maximise resource efficiency and climate change adaptation in the design of the development will be achieved through external, passive means, such as landscaping, orientation, massing and external building features.
- (xiii) Details of measures to minimise opportunities for crime.

Future Reserved Matters applications shall be in general accordance with the principles of the Design Code for the related Character Area or any subsequent Design Code approved by the Local Planning Authority unless the Local Planning Authority agree otherwise.

Reserved matters applications shall include a Design Code Statement demonstrating how the application accords with the related, approved Design Code.

- 5 Reason: To ensure high standards of urban design are achieved and maintained and a comprehensively planned development is designed to ensure a coordinated and harmonious integration between land uses, built form and spaces to reflect the scale and nature of development as assessed in the Environmental Statement (November 2011) and Environmental Statement Addendum (March 2013), to accord with Policies GROWTH 3, ENV1, ENV2, ENV4, ENV7, COM5, COM7, COM8 and ELY1 of the East Cambridgeshire Local Plan (2015) and the draft North Ely Supplementary Planning Document (2014). The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted; and not having an approved design code prior to commencement would result in the first reserved matters application being designed without reference to a Design Code for the relevant character area.

6 Biodiversity Strategy

As part of or prior to the first Reserved Matters application, a site-wide Biodiversity Strategy shall be submitted to and approved in writing by the Local Planning Authority. The Strategy shall set out how the development will improve the biodiversity of the site in accordance the principles proposed in the Environmental Statement (November 2011) and Environmental Statement Addendum (February 2014) and include details of:

- a) Appropriate habitat and species surveys (pre, during and post-construction), and reviews where necessary to address mitigation measures identified in Section 11.6 of the Environmental Statement;

- b) Identification of habitats and species worthy of management and enhancement, together with measures to provide habitat restoration and creation, which reflect the submitted Environmental Statement and in the context of the relevant aspects identified in national and county biodiversity plans; and
- d) Monitoring shall be carried out in accordance with the Biodiversity Strategy, with a report to accompany each new phase application for development to be provided to the Local Planning Authorities.

No development (except Enabling Works which do not affect any protected species or habitats) shall commence until such time as the Biodiversity Strategy has been approved in writing by the local planning authority. All species and habitat protection, enhancement, restoration and creation measures shall be carried out in accordance with the approved Strategy. Any variation to the prescriptions, measures, timing of delivery and/or personnel shall be agreed in writing and formally submitted as an approved variation to the Strategy.

- 6 Reason: To ensure that the development of the site conserves and enhances biodiversity in accordance with East Cambridgeshire Local Plan (2015) Policies ENV 7, ELY 1, NPPF paragraph 118 and the draft North Ely Supplementary Planning Document (2014). The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted; and to ensure that a strategy is in place before any potentially harmful works start on site.

7 Broadband Infrastructure Strategy

Prior to the commencement of development, other than enabling works referred to in condition 2, a strategy for the facilitation of latest technology broadband provision to future occupants of the site shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall seek to ensure that upon occupation of a dwelling, open access ducting to industry standards to facilitate the provision of a broadband service to that dwelling, is in place and provided as part of the initial highway works and in the construction of frontage thresholds to dwellings that abut the highway. Unless evidence is put forward and agreed in writing by the Local Planning Authority that technological advances for the provision of a broadband service for the majority of potential customers will no longer necessitate below ground infrastructure, the development of the site shall be carried out in accordance with the approved strategy.

- 7 Reason: To ensure that the needs of future residents to connect to the internet does not necessarily entail engineering works to an otherwise finished and high quality environment, and to assist community integration, economic vibrancy and home working, in accordance with Policies ENV2 and COM6 of the East Cambridgeshire Local Plan (2015) and the draft North Ely Supplementary Planning Document (2014). The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted; and to ensure that the opportunity to provide any necessary enabling works is not missed.

8 Site-wide Foul Drainage Scheme

Development (save for Enabling Works) in a particular phase shall not commence until a strategic solution for the disposal of foul drainage for the whole site has been submitted and approved in writing by the Local Planning Authority, in consultation with Anglian Water.

The development of a phase shall be carried out in accordance with the approved details, and no residential dwelling or other building shall be occupied until the foul drainage for such dwelling or building has been provided.

8 Reason: To ensure a satisfactory method of foul water drainage and to prevent an increased risk of flooding and/or pollution to the water environment in accordance with East Cambridgeshire Local Plan (2015) Policies GROWTH 3, ENV8 and ENV9. The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted; and because commencing development prior to agreeing this scheme could jeopardise the delivery of a strategic, site-wide solution.

9 Site-wide Surface Water Drainage Strategy

No part of the development other than Enabling Works and works of demolition shall commence until a Surface Water Site-wide Drainage Strategy (SDS) has been submitted and approved in writing by the Local Planning Authority (in consultation with the Lead Local Flood Authority, Statutory Waste Water Undertaker, the Environment Agency and relevant Internal Drainage Board). The SDS shall include:

- a) A plan at 1:1000 scale showing the layout of proposed site-wide drainage system including storage and attenuation ponds / detention basins, principal swale corridors and primary conveyance routes;
- b) Parameters for proposed sustainable drainage techniques to manage the rate and quality of surface water run-off;
- c) An overall site greenfield equivalent run off rate of up to 3.5 litres/second/hectare up to a 1 in 100 year annual probability rainfall event, including allowances for climate change, during the critical storm events; and
- d) All drainage parameters that Reserved Matters applications will need to comply with, and checklists of information that Reserved Matters should contain.

9 Reason: To ensure adequate drainage arrangements to manage flood risk and pollution from the development during both the construction and long-term operational phases of the development in accordance with East Cambridgeshire Local Plan (2015) Policies GROWTH3, ENV8 and ENV9. The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted; and because commencing development prior to agreeing this scheme could jeopardise the delivery of a strategic, site-wide solution.

10 Travel Plan

A Travel Plan including inter-alia targets, measures to be implemented, the approach to monitoring, the actions to be taken in the event of targets not being met, and appointment of a travel plan co-ordinator shall be submitted prior to the occupation of the first dwelling for approval by the Local Planning and Highway Authority and implemented. The Travel Plan shall build on the principles contained in the Framework Travel Plan dated March 2013.

10 Reason: In the interests of sustainable travel to reduce reliance on private car transport in accordance with Policies Growth 3 and COM 7 of the East Cambridgeshire Local Plan (2015).

11 CEMP and Waste Audit

Prior to the commencement of development in a phase, a Construction Environmental Management Plan (CEMP) for that phase, shall be submitted to and approved in writing by the Local Planning Authority.

The CEMP shall address the following aspects of construction:

- a) Location of contractors' compounds and infrastructure for moving materials, plant and equipment around the site;
- b) Contractors' access arrangements for vehicles, plant and personnel including the location of construction traffic routes to, from and within the site, details of their signing, monitoring and

enforcement measures, along with location of loading and unloading and parking for contractors and construction workers;

- c) Construction hours and hours during which construction deliveries will take place;
- d) Details of soil management and reuse that accords with the Construction Code of Practice for the Sustainable Use of Soils on Construction Sites (DEFRA 2009) including a method statement for the stripping of top soil for re-use; the raising of land levels (if required); and arrangements (including height and location of stockpiles) for temporary topsoil and subsoil storage to BS3883:2007;
- e) Details of works in proximity to existing vegetation and trees to be retained that shall accord with Trees in Relation to Construction Recommendations BS5837:2005;
- f) The proposed noise mitigation measures which shall include, but not be limited to, those set out in Sections 5.7.3 - 5.7.4 and 13.6.13 of the Environmental Statement (November 2011);
- g) Noise monitoring methods including location, duration, frequency and reporting of results to the Local Planning Authority in accordance with the provisions of BS 5228: 2009;
- h) Maximum noise levels for construction equipment, plant and vehicles;
- i) Vibration monitoring method including location, duration, frequency and reporting of results to the Local Planning Authority in accordance with the provisions of BS 5228 (1997);
- j) Setting maximum vibration levels at sensitive receptors;
- k) Dust management and mitigation measures including but not limited to the control measures identified in sections 5.7.6 - 5.7.9 of the Environmental Statement (November 2011) along with wheel washing measures to prevent the deposition of debris on the highway;
- l) Site lighting;
- m) Drainage control measures including the use of settling tanks, sediment and oil interceptors and bunds and temporary drainage ditches and outfall flow rates;
- n) Screening and hoarding details;
- o) Access and protection arrangements around the site for pedestrians, cyclists and other road users;
- p) Procedures for interference with public highways, (including public rights of way), permanent and temporary realignment, diversions and road closures;
- q) External safety and information signing and notices;
- r) The provision of a metalled surface for a minimum distance of [X metres] along the access road from its junction with the public highway
- s) Liaison, consultation and publicity arrangements including dedicated points of contact;
- t) Consideration of sensitive receptors;
- u) Prior notice and agreement procedures for works outside agreed limits; and
- v) Complaints procedures, including complaints response procedures Membership of the Considerate Contractors Scheme.

The CEMP shall accord with and give effect to the waste management principles set out in the adopted Cambridgeshire & Peterborough Minerals and Waste Core Strategy (2011) and Waste Hierarchy. It shall include details of:

- a) Construction waste infrastructure including a construction material recycling facility to be in place during all phases of construction;
- b) Anticipated nature and volumes of waste and measures to ensure the maximisation of the reuse of waste;
- c) Measures and protocols to ensure effective segregation of waste at source including waste sorting, storage, recovery and recycling facilities to ensure the maximisation of waste materials both for use within and outside the site;
- d) Any other steps to ensure the minimisation of waste during construction;
- e) The location and timing of provision of facilities pursuant to criteria a/b/c/d;
- f) Proposed monitoring and timing of submission of monitoring reports;
- g) The proposed timing of submission of a Waste Management Closure Report to demonstrate the effective implementation, management and monitoring of construction waste during the construction lifetime of the development;

h) A completed RECAP Waste Management Guide toolkit, with supporting reference material.

The CEMP shall be implemented in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority. Approved CEMPs shall be adhered to at all times during the construction phase.

11 Reason: To ensure the environmental impact of the construction of the development is adequately mitigated and in the interests of the amenity of nearby residents/occupiers in accordance with Policy ENV9 of East Cambridgeshire Local Plan (2015) and to comply with 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; however commencing development without this plan in place could result in serious environmental impacts.

12 Green Infrastructure Plan

Development in a particular phase shall not commence until a Green Infrastructure Plan for that phase has been submitted to and approved in writing by the Local Planning Authority. The submitted Plans shall include:

- (a) Details of advance planting around construction sites; and
- (b) The timescale for the implementation of each aspect of Green Infrastructure within that phase of development and details of the quality standard of construction and maintenance.

The development shall be carried out and thereafter maintained in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

12 Reason: To plan positively for the creation, protection, enhancement and management of networks of green infrastructure, as required by East Cambridgeshire Local Plan (2015) Policies COM5 and ELY1 and the draft North Ely Supplementary Planning Document (2014). The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted; and commencement of development without a plan in place could jeopardise the delivery of strategic green infrastructure.

13 Biodiversity Survey and Assessment

Reserved matters applications for each phase shall include a Site Biodiversity Survey and Assessment that demonstrates how it accords with the aims and objectives of the Biodiversity Strategy. It shall detail which specific ecological enhancement and/or mitigation measures are proposed and the timing for their delivery. The Assessment shall include details of who specifically will oversee the delivery and compliance of the approved measures. No development save Enabling Works which do not affect any protected species or habitats shall commence within the site for which reserved matters approval is being sought until such time as the Biodiversity Survey and Assessment has been approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

13 Reason: To ensure that the development of the site conserves and enhances biodiversity in accordance with East Cambridgeshire Local Plan (2015) Policies ENV7, ELY1, NPPF paragraph 118 and the draft North Ely Supplementary Planning Document (2014).

14 Air Quality/Odour

No commercial food premises (including those within premises that fall within Use Class A3, A4 or A5) shall be occupied until details of odour management for that premises have been submitted to and approved in writing with the Local Planning Authority. The details shall include a specification for ventilation equipment and measures to alleviate fumes and odours, noise and vibration. All such ventilation equipment and measures shall be installed in the building to which it relates before the commercial food premises is first brought into use and shall thereafter be permanently maintained.

- 14 Reason: To safeguard the amenities of the adjoining occupiers to the application site and future occupiers within the application site in accordance with Policies ENV2, and ENV9 of the draft East Cambridgeshire Local Plan 2015.

15 Archaeology

No development (including Enabling Works) on any part of a phase that comprises an area identified for archaeological mitigation shall commence until a Written Scheme of Investigation (WSI) that is in accordance with the Heritage Management Plan (4 December 2013) has been submitted to and approved in writing by the Local Planning Authority. The WSI shall include the following components, completion of each of which will trigger the phased discharge of this condition:

- a) Details of and a programme for fieldwork to be completed for any identified mitigation area within or overlapping the phase before any other works commence on that area.
- b) A post excavation assessment (to be produced for each mitigation area within 6 months of the completion of the fieldwork).
- c) Completion of post excavation analysis; preparation of site archive ready for deposition at a store approved by the local planning authority; completion of an archive report; submission of a publication report (to be completed within 2 years of the completion of the final post excavation assessment).

- 15 Reason: To ensure that any archaeological remains are suitably safeguarded and recorded in accordance with East Cambridgeshire Local Plan (2015) Policy ENV14. The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted; however there is significant potential to damage archaeological deposits if development commences ahead of a scheme being agreed.

16 Spine Road Statement

As part of or prior to the first Reserved Matters application for a phase that incorporates part of the proposed Spine Road, a Spine Road Statement shall be submitted to and approved in writing by the Local Planning Authority. The Spine Road Statement shall cover the functionality of the whole of the spine road from its junction with Thistle Corner roundabout to its junction with Lynn Road, and be prepared in accordance with the Revised Development Specification (February 2014) and Parameter Plans as set out in Condition 3. The Spine Road Statement shall explain the principles to be applied along the length of the Spine Road, including:

- i) Details of the treatment of bus lay-bys, stops and shelters;
- ii) Incorporation of footways and cycleways;
- iii) Parking;
- iv) Parameters for width, landscaping and surface finishes.

- 16 Reason: To ensure high standards of urban design are achieved and maintained and a comprehensively planned development is designed to ensure a coordinated and harmonious integration of highway provision between both this application site and Endurance Estates site

adjacent (approved under application E/13/00785/ESO), in order to provide an acceptable level of highway safety and infrastructure provision, and appropriate environmental enhancement to accord with Policies GROWTH3, ENV1, ENV2, COM7, COM8 and Ely1 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; however this detail is required in order to ensure that details of this primary access route are taken into account in reserved matters applications.

17 Landscaping

Within any reserved matters application for landscaping details pursuant to this approval, the details required by condition 2 shall include detailed landscape designs, specifications and timescales for implementation for the associated reserved matters site. The details shall be accompanied by a design statement that demonstrates how the landscaping scheme accords with any emerging or approved details sought as part of the design code for the site and shall include the following:

Soft Landscaping

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

Hard Landscaping

- h) Full details, including cross-sections, of all bridges and culverts.
- i) The location and specification of structures, including furniture, refuse or other storage units, signs and lighting columns/brackets.
- j) Details of all hard surfacing materials (size, type and colour).

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

- 17 Reason: To ensure, as the development is built out in phases, it satisfactorily assimilates into the area and enhances the development in accordance with Policies ENV1 and ENV2 of the East Cambridgeshire Local Plan (2015) and principles 1a, 1b and 1c of the draft North Ely SPD (2014) using the unique rural setting to provide a special place; provide multi functional green infrastructure as an integral part of the design and layout; and to provide a green edge for North Ely. The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted; however this detail is required in order to ensure that details are taken into account in reserved matters applications and not as an afterthought.

18 Surveys

The details required by condition 2 in respect of landscaping shall include a land survey, tree and hedge survey and arboriculture implications assessment, applicable to the associated phase, in accordance with the relevant British Standard(s), which shall be submitted to and approved in writing by the local planning authority. The surveys shall include:

- a) Plans showing the location of all trees, shrub masses and hedges, categorizing the trees or groups of trees for their quality and value in accordance with the British Standard(s).
- b) Plans showing trees to be removed identified by number.
- c) Plans showing trees to be retained identified by number, with canopies accurately plotted
- d) A tree constraints plan that identifies root protection areas of retained trees within, adjacent to, or which overhang the development site.
- e) The precise location and design details for the erection of protective tree barriers and any other physical protection measures.
- f) The location of boundary features and services.
- g) Spot heights of ground level throughout the site.
- h) A method statement in relation to construction operations in accordance with paragraph 7.2 of the British Standard.

- 18 Reason: In the interests of accurately establishing the quality and value of trees and hedges on or adjacent to the site and the implications for development, with reference to the North Ely SPD (2014) 1b (iv) and to facilitate the detailed landscape design and to ensure a high quality design in accordance with Policies ENV1 and ENV2 of the East Cambridgeshire Local Plan (2015).

19 Contamination - Arsenic

Prior to the first occupation of any phase, any areas of elevated soil-arsenic concentrations within that phase, including those identified through the A2 Environmental Limited Phase 1 Environmental Site Investigation and Phase 2 Geo-Environmental Site Investigation Reports, both dated November 2011, shall be the subject of further assessment and/or remedial measures as necessary to ensure that the relevant part of the site is suitable for its proposed use.

The assessment criteria shall be those outlined in the Environment Agency's Science Report SC050021, the Soil Guideline Value for arsenic or an agreed site-specific assessment criteria or site-specific remedial target derived from a detailed quantitative risk assessment and protective of the appropriate critical receptor for the site.

A 150mm clear ventilated (sub floor) void or suitable alternative in line with the established ground gas regime and in accordance with CIRIA C665, NHBC guidance and British Standard 8485:2007 shall be incorporated within any new buildings on the site.

- 19 Reason: To ensure the site is suitable for its proposed end-use and risks posed from land contamination are appropriately mitigated in accordance with Policy ENV9 of the East Cambridgeshire Local Plan 2015.

20 Contamination - General

If, during the development of a phase, contamination not previously identified is found to be present at the site then no development adversely affected by that contamination (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority, for a remediation strategy detailing how this unsuspected contamination shall be dealt with. The remediation strategy shall be implemented as approved.

- 20 Reason: To ensure that appropriate steps are taken to remediate the site in the interests of environmental and public safety in accordance with Policy ENV9 of the East Cambridgeshire Local Plan 2015.
- 21 Detailed Surface Water Drainage Design
- Any subsequent reserved matters application shall be supported by a detailed surface water drainage design, which demonstrates that it complies with the approved Site-wide Surface Water Drainage Strategy. This drainage design and accompanying justification shall be submitted to and agreed in writing by the Local Planning Authority prior to that part or phase of the development commencing and the development shall be carried out in accordance with the approved details.
- 21 Reason: To ensure that the proposed surface water drainage scheme is adequate to serve the proposed development and not increasing flood risk or pollution to accord with in accordance with East Cambridgeshire Local Plan (2015) Policies GROWTH3, ENV8 and ENV9; and advice in the National Planning Policy Framework paras. 17 and 103, and the Technical Guidance to the National Planning Policy Framework paras. 2, 5, 6, 9, and 11 to 14. The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted; and commencing development on the first phase without this could prevent appropriate solutions from being implemented in a co-ordinated manner.
- 22 Detailed Foul Water Drainage Design
- Any subsequent reserved matters application shall be supported by a detailed foul water drainage design, which demonstrates that it complies with the approved Site-wide Foul Water Drainage Strategy. This drainage design and accompanying justification shall be submitted to and agreed in writing by the Local Planning Authority prior to that part or phase of the development commencing and the development shall be carried out in accordance with the approved details.
- 22 Reason: To ensure that the proposed foul water drainage scheme is adequate to serve the proposed development and not increasing flood risk or pollution to accord with in accordance with East Cambridgeshire Local Plan (2015) Policies GROWTH3 and ENV9. The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted; and commencing development on the first phase without this could prevent appropriate solutions from being implemented in a co-ordinated manner.
- 23 Light Management Plan
- To the extent that Reserved Matters applications include external public spaces or roads which are not intended to be adopted by the highway authority (e.g. private roads, playgrounds and sports pitches), such applications will be accompanied by a Light Management Plan (LMP), for the relevant areas, for approval by the Local Planning Authority. The LMP shall set out details of proposed permanent external lighting including luminosity and hours of operation. It shall also set out timescales for implementation. The relevant external lighting shall only be provided and operated in accordance with an approved LMP.
- 23 Reason: To protect the reasonable residential amenity of future occupiers of the site and those adjacent, and in the interests of safety, to reflect the mitigation requirements of chapter 10 of the submitted Environmental Statement (November 2011) and the Environmental Statement Addendum, to accord with Policies ENV1, ENV2 and 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, however the lighting needs to be in place to ensure the safety of the future occupiers.

24 Fire Hydrants

Prior to the commencement of development in a phase details of the provision of fire hydrants, or equivalent, on the phase shall be submitted to and agreed in writing with the Local Planning Authority in conjunction with the Fire and Rescue Authority.

The hydrants or equivalent shall be installed and completed in accordance with the approved details prior to the occupation of any part of the phase or in accordance with alternative details of provision approved by the Local Planning Authority.

- 24 Reason: To ensure the appropriate infrastructure is in place to ensure adequate public safety provision in accordance with Policies Growth 3 and 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; however the hydrants need to be in place prior to first occupation to ensure the safety of the future occupiers.

25 Site Access 1

Full details of the new fourth arm on the roundabout at the junction of Kings Avenue and Prickwillow Road as indicated on Parameter Plan 1, figure 2.1 shall be submitted to and approved in writing by the Local Planning Authority (LPA). The details shall be provided to the LPA with the reserved matters application relevant to that phase of development. The submitted details shall include a programme of implementation for agreement with the Local Planning Authority, and the works shall thereafter be completed in accordance with the agreed details.

- 25 Reason: In the interests of highway safety and to ensure the appropriate infrastructure is provided in a timely manner, in accordance with Policies Growth 3 and COM 7 of the East Cambridgeshire Local Plan (2015).

26 Site Access 2

Full details of the priority access to the site from Lynn Road as indicated on Parameter 1, figure 2.1 Rev A shall be submitted to and approved in writing by the Local Planning Authority (LPA). The details shall be provided to the LPA with the reserved matters application relevant to that phase of development. The submitted details shall include a programme of implementation for agreement with the Local Planning Authority, and the works shall thereafter be completed in accordance with the agreed details.

- 26 Reason: In the interests of highway safety and to ensure the appropriate infrastructure is provided in a timely manner, in accordance with Policies Growth 3 and COM 7 of the East Cambridgeshire Local Plan (2015).

27 Public Transport Infrastructure

Prior to the commencement of each phase of development which includes an element of the main spine road, the locations of bus stops, to achieve the desirable 400m walk catchment for each stop, shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. The submitted details shall include:

- (a) the provision of shelters and real time passenger information equipment; and
- (b) a programme of implementation for agreement with the Local Planning Authority.

The works shall thereafter be completed in accordance with the agreed details.

- 27 Reason: In the interests of highway safety and to ensure the appropriate infrastructure is provided in a timely manner, in accordance with Policies Growth 3 and COM 7 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; however, in order to ensure that bus stops are positioned to avoid harm to residential amenity and are easily accessible to future occupiers it is necessary to agree this detail prior to development commencing.
- 28 Pedestrian Crossings on Lynn Road
- Prior to commencement of the first phase of development that is adjacent to the Lynn Road Local Centre, full details of the proposed crossing facilities for pedestrians and cyclists on Lynn Road at the Local Centre (the crossing south of the Local Centre to be provided by Endurance Estates) shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. The submitted details shall include a programme of implementation for agreement with the Local Planning Authority, and the works shall thereafter be completed in accordance with the agreed details.
- 28 Reason: In the interests of highway safety and to ensure the appropriate infrastructure is provided in a timely manner, in accordance with Policies Growth 3 and COM 7 of the East Cambridgeshire Local Plan (2015).
- 29 Bus Stop on Eastern Side of Lynn Road
- Prior to occupation of the 150th dwelling on site, full details of the provision of a new bus stop to be provided on the Eastern Side of Lynn Road within the interface area of the Local Centre shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. The works shall thereafter be completed in accordance with the agreed details.
- 29 Reason: In the interests of highway safety and to ensure the appropriate infrastructure is provided in a timely manner, in accordance with Policies CS7 and S6 of the East Cambridgeshire Core Strategy (2009) and Policies Growth 3 and COM 7 of the draft East Cambridgeshire Local Plan (2013).
- 30 Allotment Protection
- Prior to commencement of works on any phase where allotments are to be provided (as shown on Parameter Plan 2 Land Use Framework Figure 2.2), the allotment land shall be fenced, in accordance with details to be submitted to the Local Planning Authority for written agreement, and no storage of materials, waste or other use of the fenced land shall be carried out.
- 30 Reason: To protect the land from any adverse affects of the construction process and pollution, to retain the quality of the soil for future cultivation in accordance with Policy ENV9 of the East Cambridgeshire Local Plan (2015) and the North Ely Supplementary Planning Document (2014). This condition is pre-commencement in order to ensure that the land is protected while development is undertaken.
- 31 Building Heights
- Notwithstanding paragraphs 2.22 and 2.24 of the Revised Development Specification (February 2014) and Parameter Plan 3: Urban Design Framework (Figure 2.3 Rev A) building heights within the Local Centre as identified on Parameter Plan 3 shall not exceed 3-storeys (15m to ridge-line) above ground level.

31 Reason: To ensure satisfactory scale and massing in accordance with Policies ENV2 and ELY1 of the East Cambridgeshire Local Plan (2015); and the draft North Ely Supplementary Planning Document (2014).

32 Residential Dwellings in Local Centre

Notwithstanding paragraph 3.33 of the Revised Development Specification (February 2014), relevant Reserved Matters application(s) for the Local Centre as identified in Parameter Plan 2 (Figure 2.2 Rev A) shall include proposals for residential dwellings.

32 Reason: To ensure satisfactory vitality and community safety in accordance with Policies ENV2 and COM1 of the East Cambridgeshire Local Plan 2015; and the North Ely Supplementary Planning Document (2014).

33 Dwelling Mix

The dwelling mix for any phase of the development containing dwellings shall provide a mix of dwelling types and sizes that contribute to the housing needs and demand of the locality at the time of submission of the Reserved Matters application for each phase. The Reserved Matters applications shall be accompanied by a statement explaining the approach taken to housing needs and demand. The dwellings shall be provided in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.

33 Reason: To ensure that the development provides a satisfactory mix of dwelling types in accordance with Policy HOU1 in the East Cambridgeshire Local Plan (2015) and the draft North Ely Supplementary Planning Document (2014). The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted; however, in order to secure a mix this must be agreed prior to commencing works on site.

34 Flexible Dwellings/Home Working

Notwithstanding paragraph 3.39 of the Revised Development Specification (February 2014), a minimum of 5 residential dwellings hereby permitted shall comprise 'Flexible Dwellings' as described in paragraphs 3.35 to 3.38 of the Revised Development Specification, February 2014, defined as live/work units in the draft North Ely SPD 2014.

A minimum of 10% of the residential dwellings (excluding the 'Flexible Dwellings' (live/work units) described above) that are provided on the site shall comprise dwellings that are designed to be suitable for home office working, by providing a room or a study area that can be used as a home office.

34 Reason: To maximise opportunities for employment, reduce the need to travel and make a positive contribution towards the establishment of a sustainable community in accordance with Strategic Objective No 1 and Policies Growth 1 and ELY 1 of the East Cambridgeshire Local Plan (2015) and the draft North Ely Supplementary Planning Document (2014).

35 Custom and Self-build

A minimum of 5% of residential dwellings that are provided on the site outside of the Local Centre, as identified in Parameter Plans 2 (Figure 2.2 Rev A), shall be developed as either 'Custom Build' or 'Self-Build' dwellings as defined in Principle 2a of the draft North Ely SPD.

35 Reason: To ensure that the development provides a satisfactory mix of dwelling types in accordance with Policy HOU1 in the East Cambridgeshire Local Plan (2015) and the draft North Ely Supplementary Planning Document (2014).

36 Lifetime Homes

A minimum of 20% of residential dwellings (Use Class C3) forming part of the development shall be designed to meet the following criteria from the Habinteg Lifetime Homes Standard:

- (a) Walls in bathrooms and toilets should be capable of taking adaptations such as handrails; and
- (b) Potential for the provision of a stair lift. There must be a minimum of 900mm clear distance between the stair wall (on which the lift would normally be located) and the edge of the opposite handrail/balustrade.

36 Reason: To ensure that the development provides a satisfactory level of adaptable housing in accordance with Policies HOU1 and ELY1 in the East Cambridgeshire Local Plan (2015) and the draft North Ely Supplementary Planning Document (2014).

37 Retail Floorspace

The gross sales area of any food store shall not exceed 400 sq. m. (GEA) and within the food-store no more than 10% gross retail floorspace shall be used for the sale and display of comparison goods.

The gross sales area (GEA) of any non-food store within the Local Centre shall not exceed 140 sq. m.

The gross sales area (GEA) of any non-food stores within the Local Centre shall not cumulatively exceed 1,450 sq .m.

37 Reason: To maintain the local scale of the retail facilities, appropriate for the role and function of the Local Centre in accordance with East Cambridgeshire Local Plan (2015) Policies Com 1, ENV4 and ELY1 of the draft North Ely Supplementary Planning Document (2014).

38 Sustainability Standards

Notwithstanding paragraph 3.45 of the Revised Development Specification (February 2014), unless otherwise approved by the Local Planning Authority, all non-domestic development of 1,000 sqm (GEA) or more shall meet BREEAM Very Good standard or equivalent. A certificate, following post construction review, shall be issued by a BRE Licensed Assessor to the Local Planning Authority, indicating that the relevant code level has been met for that building. In the event that such a rating is replaced by a comparable national measure of sustainability for building design, the equivalent level of measure shall be applicable to the proposed development, unless otherwise approved by the Local Planning Authority.

38 Reason: In the interests of reducing carbon dioxide emissions and promoting principles of sustainable construction and efficient use of buildings and to ensure that the development makes an appropriate positive contribution to meeting the challenges of climate change in accordance with East Cambridgeshire Local Plan (2015) Policies ENV4 and ELY1 and the draft North Ely Supplementary Planning Document (2014).

39 Recycling Infrastructure

Any application for Reserved Matters submitted under condition 2 shall include consideration of the management of municipal waste generated by the development following construction, including

details of any facilities for segregation and storage of recyclables, non-recyclables and compostable material and access to such facilities by users by users and waste collection vehicles.

- 39 Reason: In the interests of maximising recycling opportunities; to comply with policy CS28 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (2011); the Recycling in Cambridgeshire and Peterborough (RECAP) Waste Design Guide 2012; 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) and provide the mitigation measures identified in the Environmental Statement (Paragraph 15.6.288) in compliance with East Cambridgeshire Local Plan (2015) policies ENV2 and ENV9. The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted; however it is essential that the details of recycling infrastructure are agreed prior to commencement of development in order to ensure that provision is designed in and not an afterthought.

40 Recycling Infrastructure

No more than 75 residential dwellings forming part of the development shall be occupied until temporary neighbourhood waste recycling facilities are provided on the site in accordance with details submitted to and approved in writing by the Local Planning Authority. The temporary neighbourhood waste recycling facilities shall remain in place until the permanent neighbourhood waste recycling facility within the Local Centre is provided and available for use. The land on which the temporary facility is sited shall be made good within a period of 3 months from the installation of the permanent neighbourhood waste recycling facility within the Local Centre.

The reserved matters application for the local centre shall include details of the permanent neighbourhood waste recycling facility.

- 40 Reason: To ensure adequate facilities for residents to recycle in accordance with East Cambridgeshire Local Plan (2015) Policies ENV2 and ELY1 and the draft North Ely Supplementary Planning Document (2014).

41 Noise Levels

The rated noise level emitted from plant or machinery located on the site shall not exceed the existing background noise level or 35 dB, whichever is the higher. The noise levels shall be measured and/or calculated at the boundary of the nearest noise sensitive property. The noise level shall be measured and/or calculated in accordance with BS41242.

- 41 Reason: To safeguard the amenities of the adjoining occupiers to the application site and future occupiers within the application site to accord with Policies ENV1, ENV2, and ENV9 of the East Cambridgeshire Local Plan (2015).

42 Binder Course Surfacing Level

Prior to the first occupation of any dwelling, school or other building, the roads, footways and cycleways shall be constructed to at least binder course surfacing level from the dwelling to the adjoin the County road in accordance with details approved in writing by the Local Planning Authority in consultation with the Local Highways Authority.

- 42 Reason: In the interests of highway safety and to ensure the appropriate infrastructure is provided in a timely manner, in accordance with Policies Growth 3 and COM 7 of the East Cambridgeshire Local Plan (2015).

43 Business (B1) Use

Notwithstanding any changes that may be made to the Town and Country Planning (Use Classes) Order 1987 (as amended) and/or the Town and Country Planning (General Permitted Development) Order 1995 (as amended) or any statutory instruments revoking and re-enacting those Orders, the Business (B1) floorspace permitted in the Local Centre shall be used for purposes falling within Class B1 of the Town and Country Planning (Use Classes Order) 1987 as that Order is in force at the date of this permission and for no other purposes.

43 Reason: To maintain the mixed-use nature of the development in accordance with Policy Ely 1 of the East Cambridgeshire Local Plan 2015.

44 Hours of Opening (A3/A4/A5 Uses)

The cafes/restaurants, drinking establishments and hot food take-aways (Use Classes A3, A4 and A5) hereby permitted shall not be open to members of the public other than between the hours of 07.00 and 23.00 on any day of the week.

44 Reason: To safeguard the amenities of the adjoining premises and the area generally and to comply with Policy ENV2 of the East Cambridgeshire Local Plan 2015.

45 Sub-division/amalgamation of uses

There shall be no amalgamation of units defined for A1, A2, A3, A4, A5 or D1 uses within the Local Centre without the prior written approval of the Local Planning Authority through the submission of a planning application.

45 Reason: To maintain the local scale of the retail facilities, appropriate for the role and function of the Local Centre Policies in accordance with East Cambridgeshire Local Plan (2015) Policies COM1, ENV4 and ELY1 and the draft North Ely Supplementary Planning Document (2014).

46 HGV Deliveries

HGV deliveries to any commercial premises shall be limited to 07.00 - 20.00 each day Monday - Friday and 08.00 - 20.00 on Saturdays. There shall be no HGV deliveries outside of these times unless otherwise agreed in writing by the Local Planning Authority.

46 Reason: In the interests of the amenity of nearby residents/occupiers in accordance with Policies ENV2 and ENV9 of the East Cambridgeshire Local Plan (2015).

INFORMATIVES RELATING TO THIS APPLICATION

1 Please note that East Cambridgeshire District Council is a Community Infrastructure Levy (CIL) Charging Authority. Your planning application may be liable for CIL. For more information on CIL please visit our website <http://www.eastcambs.gov.uk/planning/community-infrastructure-levy> or email CIL@eastcambs.gov.uk.

2 This decision notice should be read in conjunction with the Section 106 Obligation dated 18th June 2015 and the development completed in strict accordance with the provisions contained therein, to the satisfaction of the Local Planning Authority.

- 3 In relation to Condition 21, the applicant is advised to consult ECDC, Environment Agency, the County Lead Local Flood Authority and Internal Drainage Board in drawing up the detailed drainage strategy and maintenance plans. This is to reflect the fact that the details required are for a site -wide strategy.

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



Dated: 18th June 2015

Planning Manager

