



East Cambridgeshire District Council

Meeting: Planning Committee

Time: 2:00 pm

Date: Wednesday 10 June 2026

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

Enquiries regarding this agenda: Patrick Adams

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Email: patrick.adams@eastcambs.gov.uk

Committee membership

Quorum: 5 members

Conservative and Independent members

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

Conservative and Independent substitutes

Cllr Keith Horgan
Cllr Julia Huffer
Cllr Lucius Vellacott

Liberal Democrat and Independent members

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

Liberal Democrat and Independent substitutes

Cllr Chika Akinwale
Cllr Kathrin Holtzmann
Cllr Mary Wade

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

10:15 am Planning Committee members meet at The Grange reception for site visit.

AGENDA

1. Apologies and substitutions

[oral]

2. Declarations of interests **[oral]**

To receive declarations of interests from Members for any items on the agenda in accordance with the Members Code of Conduct.

3. Chair's announcements **[oral]**

4. 25/01206/RMM – Land at High Flyer Farm, Ely

Location: Land at High Flyer Farm, North of Kings Avenue, Ely

Applicant: David Wilson Homes, South Midlands

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

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

5. 25/01348/FUM – Bens Yard, Soham Road, Stuntney

Location: Bens Yard, Soham Road, Stuntney

Applicant: Cole Ambrose Limited

Public access link: <https://pa.eastcambs.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=T75T49GGFPB00>

Proposed change of use of the site to allow class E(a) retail sale of goods, class E(b) sale of food and hot drinks, class E(c)(ii) professional services, class E(c)(iii) personal services class E(d) indoor sport, recreation or fitness, class E(e) medical and health services, class E(g)(i): offices, class F1(b): display of works of art, agricultural, sui generis: microbrewery, dog groomers, ancillary office/storage and administration space, seasonal events space, and the resurfacing of overflow car park (retrospective)

6. 25/01350/FUL – 56 High Street, Bottisham

Location: 56 High Street, Bottisham, Cambridge CB25 9DA

Applicant: Billingford Holdings Limited

Public access link: <https://pa.eastcambs.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=T75ZBGGGFPX00>

Regularisation of the development - change of use of units 1, 6, 7, 8, 9, 10, 11 and 12 to Class E with accompanying ancillary storage area and associated works

Notes

1. Members of the public are welcome to attend this meeting. Please report to the main reception desk on arrival at The Grange. Visitor car parking on-site is limited to 1h but there are several [free public car parks close by](https://www.eastcambs.gov.uk/parking-open-spaces-and-toilets/car-parks/car-parks-ely) (https://www.eastcambs.gov.uk/parking-open-spaces-and-toilets/car-parks/car-parks-ely). The maximum capacity for meetings in the Council Chamber has been set by the Fire Officer at 100 persons. Allowing for Member/Officer attendance and room layout constraints this will normally give a capacity for public attendance of 30 seated people and 20 standing. Public access to the Council Chamber will be from 30 minutes before the start of the meeting and, apart from for registered public speakers, is on a “first come, first served” basis.

The livestream of this meeting will be available [on the committee meeting’s webpage](https://www.eastcambs.gov.uk/node/3728) (https://www.eastcambs.gov.uk/node/3728). Please be aware that all attendees, including those in the public gallery, will be visible on the livestream.

2. The Council has a scheme to allow [public speaking at Planning Committee](https://www.eastcambs.gov.uk/public-participation-meetings/speak-committee-meeting) (https://www.eastcambs.gov.uk/public-participation-meetings/speak-committee-meeting). If you wish to speak on an application being considered at the Planning Committee please contact the Democratic Services Officer for the Planning Committee democratic.services@eastcambs.gov.uk, to **register by 10am on Tuesday 9 June**. Alternatively, you may wish to send a statement to be read at the Planning Committee meeting if you are not able to attend in person. Please note that public speaking, including a statement being read on your behalf, is limited to 5 minutes in total for each of the following groups:
 - Objectors
 - Applicant/agent or supporters
 - Local Ward Councillor
 - Parish/Town Council
 - County Councillors
 - National/Statutory Bodies
3. The Council has adopted a ‘Purge on Plastics’ strategy and is working towards the removal of all consumer single-use plastics in our workplace. Therefore, we do not provide disposable cups in our building or at our meetings and would ask members of the public to bring their own drink to the meeting if required.
4. Fire instructions for meetings:
 - if the fire alarm sounds, please make your way out of the building by the nearest available exit, which is usually the back staircase or the fire escape in the Chamber and do not attempt to use the lifts
 - the fire assembly point is in the front staff car park by the exit barrier
 - the building has an auto-call system to the fire services so there is no need for anyone to call the fire services
 - the Committee Officer will sweep the area to ensure that everyone is out
5. Reports are attached for each agenda item unless marked “oral”.
6. If required, all items on the agenda can be provided in different formats (such as large type, Braille or audio tape, or translated into other languages), on request, by calling main reception on (01353) 665555 or e-mail: translate@eastcambs.gov.uk

7. If the Committee wishes to exclude the public and press from the meeting, a resolution in the following terms will need to be passed:

“That the press and public be excluded during the consideration of the remaining item no(s). X because it is likely, in view of the nature of the business to be transacted or the nature of the proceedings, that if members of the public were present during the item(s) there would be disclosure to them of exempt information of Category X of Part I Schedule 12A to the Local Government Act 1972 (as amended).”

25/01206/RMM

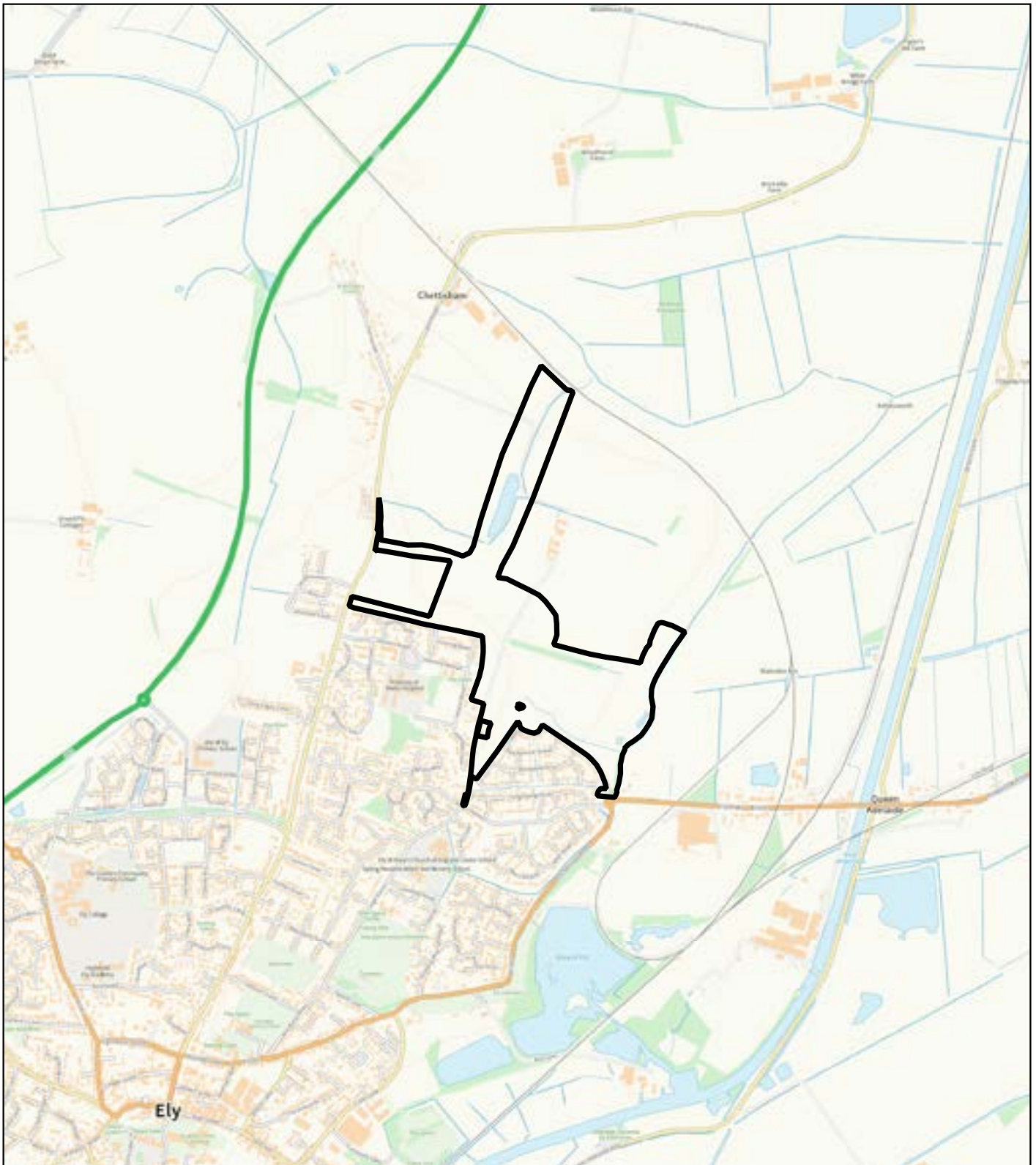
Land At High Flyer Farm North of
Kings Avenue
Ely
Cambridgeshire

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>





25/01206/RMM



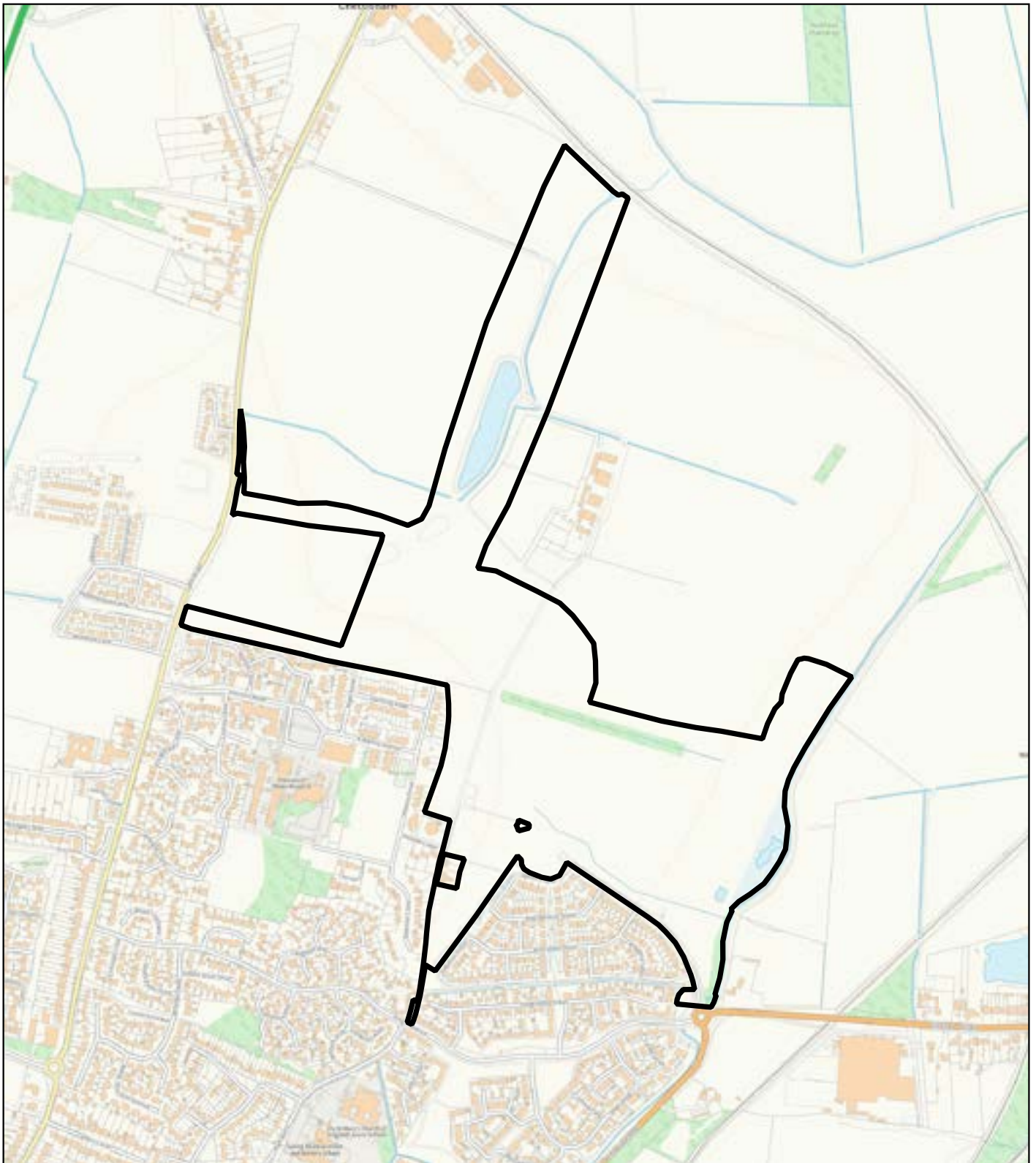
Land At High Flyer Farm
North Of
Kings Avenue
Ely
Cambridgeshire

East Cambridgeshire
District Council

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



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25/01206/RMM



Land At High Flyer Farm
North Of
Kings Avenue
Ely
Cambridgeshire

East Cambridgeshire
District Council

Date: 28 May 2026
Scale: 1:10,000



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TITLE: 25/01206/RMM

Committee: Planning Committee

Date: 10 June 2026

Author: Major Projects Planning Officer

Report number: AB14

Contact officer: Catherine Looper, Major Projects Planning Officer
catherine.looper@eastcambs.gov.uk
01353 616205
Room No 011 The Grange Ely

**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 guidance only. Design elements will be subject to planning, site-specific conditions, planning, highway, and other approvals. The design team will be liable for the design and construction of the project. For the most current and accurate information, please contact your Solicitor, who can access the planning records and approved plans.

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

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

PRINTING GUIDANCE
 If printing to scale please print from the settings link on the Page Settings - Note: Avoid any "fit to page" options, as these will distort the data. Lay the scale bar on the page to confirm accuracy after 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



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

25/01348/FUM

Bens Yard

Soham Road

Stuntney

Cambridgeshire

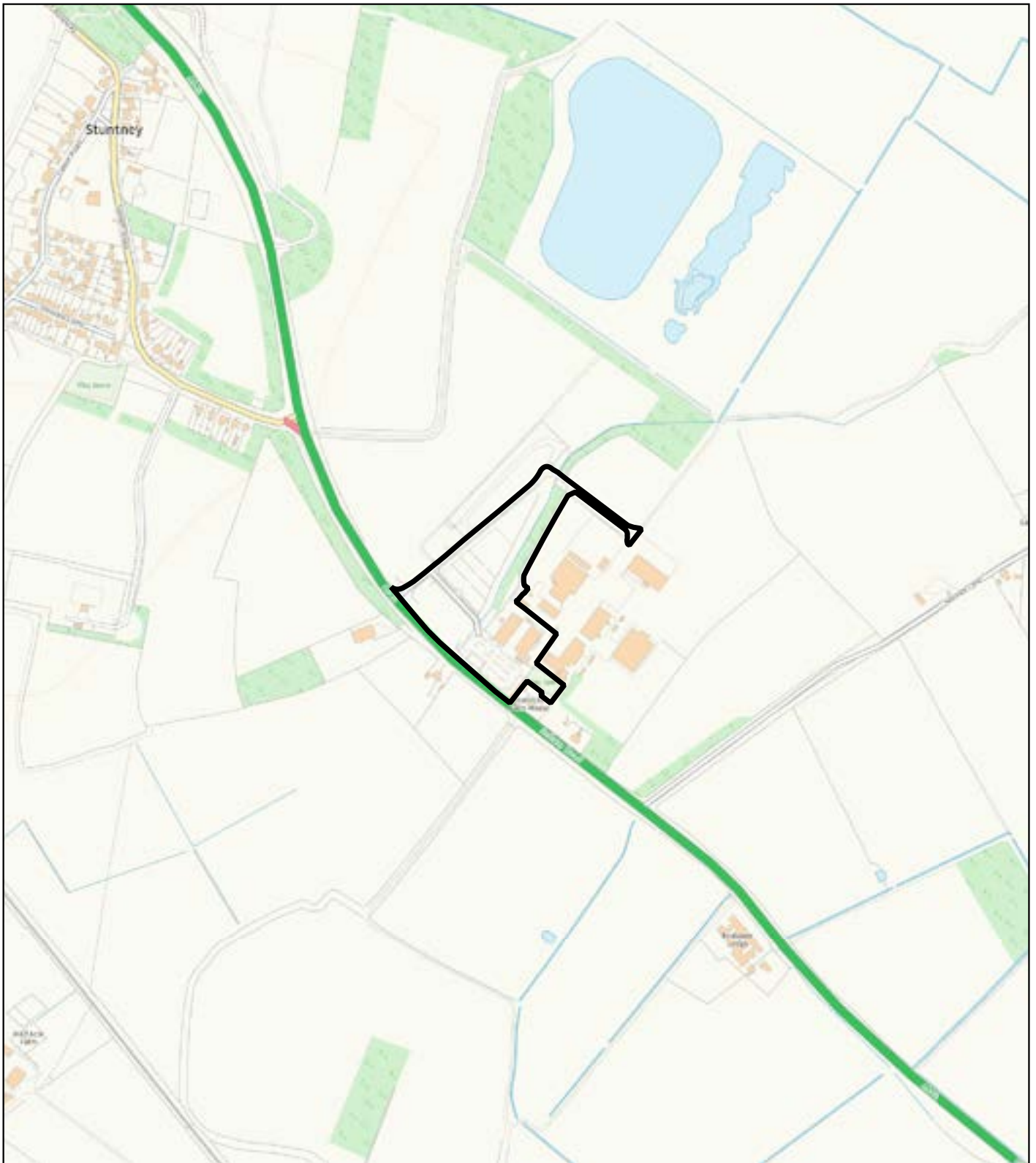
CB7 5TR

Proposed change of use of the site to allow class E(a) retail sale of goods, class E(b) sale of food and hot drinks, class E(c)(ii) professional services, class E(c)(iii) personal services class E(d) indoor sport, recreation or fitness, class E(e) medical and health services, class E(g)(i): offices, class F1(b): display of works of art, agricultural, sui generis: microbrewery, dog groomers, ancillary office/storage and administration space, seasonal events space, and the resurfacing of overflow car park (retrospective)

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=T75T49GGFPB00>





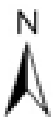
25/01348/FUM

Bens Yard
Soham Road
Stuntney
Cambridgeshire
CB7 5TR

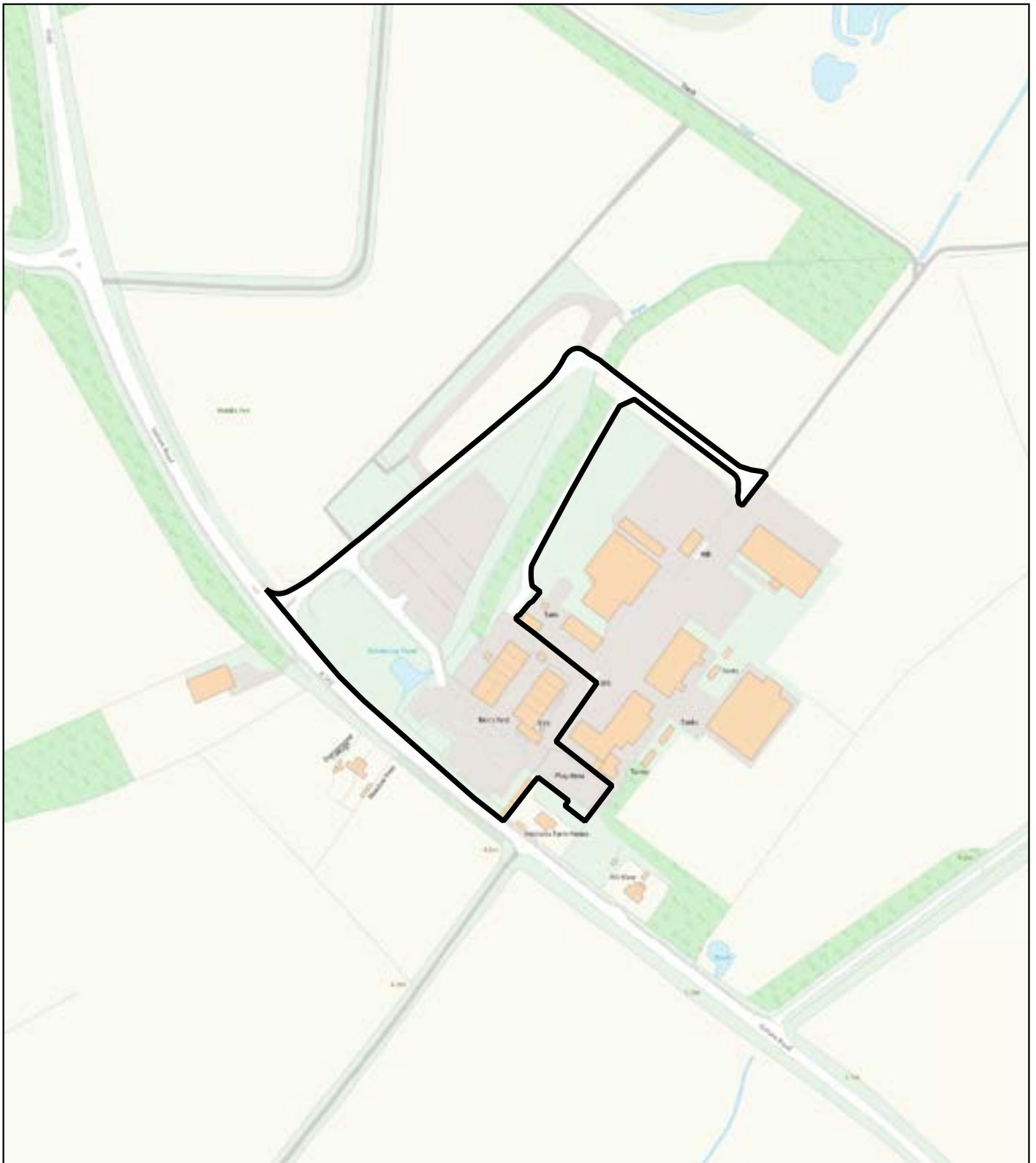


East Cambridgeshire
District Council

Date: 28 May 2026
Scale: 1:8,000



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25/01348/FUM

Bens Yard
Soham Road
Stuntney
Cambridgeshire
CB7 5TR



East Cambridgeshire
District Council

Date: 28 May 2026
Scale: 1:4,000



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TITLE: 25/01348/FUM

Committee: Planning Committee

Date: 10th June 2026

Author: Planning Team Leader

Report No: AB15

Contact Officer: Rachel Gordon, Planning Team Leader
rachel.gordon@eastcambs.gov.uk
01353 616307
Room No 011 The Grange Ely

Site Address: Bens Yard, Soham Road, Stuntney Cambridgeshire CB7 5TR

Proposal: Proposed change of use of the site to allow class E(a) retail sale of goods, class E(b) sale of food and hot drinks, class E(c)(ii) professional services, class E(c)(iii) personal services class E(d) indoor sport, recreation or fitness, class E(e) medical and health services, class E(g)(i): offices, class F1(b): display of works of art, agricultural, sui generis: microbrewery, dog groomers, ancillary office/storage and administration space, seasonal events space, and the resurfacing of overflow car park (retrospective)

Applicant: Cole Ambrose Limited

Parish: Ely

Ward: Ely East

Ward Councillor/s: Kathrin Holtzmann
Mary Wade

Date Received: 12 January 2026

Expiry Date: 13 April 2026

Recommendation

1. Members are recommended to APPROVE the application subject to the conditions set out in Appendix 1.
2. The application is being heard by committee because it triggers the Councils Constitution in respect of the application being a full application for major employment uses.

Summary of Application

3. The application seeks full permission for the proposed change of use of the site to allow class E(a) retail sale of goods, class E(b) sale of food and hot drinks, class E(c)(ii) professional services, class E(c)(iii) personal services class E(d) indoor sport, recreation or fitness, class E(e) medical and health services, class E(g)(i): offices, class F1(b): display of works of art, agricultural, sui generis: microbrewery, dog groomers, ancillary office/storage and administration space, seasonal events space, and the resurfacing of overflow car park (retrospective).
4. The existing planning permission provided for the erection of the Ben's Yard rural retail village which comprises small-scale shops (Use Class A1 now Use Class E(a)) together with a café and restaurant (Use Class A3 now Use Class E(b)) and an adventure playground. The permission also included leisure/well-being (Use Class D2 now Use Class E(d)), a Micro-brewery (Sui Generis) together with ancillary storage, office and administration space in association with these uses.
5. This application does not seek to expand the consent for retail (Class E(a)) or an increase in the allowable floorspace linked to this use. Instead, the application proposal seeks to broaden the range of uses at Ben's Yard to allow the applicant to respond to challenges in the retail market, respond to evolving market demand for alternative uses to retail, which in turn will help to secure tenants for vacant units and ensure the long-term viability of Ben's Yard.
6. The proposal seeks to amend the conditions to allow an increase in the maximum unit size for retail uses to allow the scheme to meet tenant requirements from prospective retail operators; and an increase in mezzanine space and to allow mezzanine space to operate independently from the associated ground floorspace. An expansion to the hours of trading and the hosting of seasonal events is also sought.
7. The proposals are also seeking permission to allow the applicant to accommodate retail multiples. The removal of the current restriction on multiples would allow the applicant to attract brands that are commonly found in premium farm shop complexes in rural settings.
8. The proposals are in direct response to the difficulties in securing tenants for all units at Ben's Yard within the range of commercial uses that are permitted. However, the applicant has received sustained interest from operators that fall outside of the permitted uses. At the same time, restrictions on trading profiles, unit sizes, and trading hours are preventing the occupation of space by operators that fall within the permitted uses.
9. One of the key challenges faced by the applicant is the ability to secure tenants with good covenants or trading history given that tenants are limited to independent operators. While the scheme has enabled many locals to start new retail businesses, the majority of tenants are inexperienced in running a businesses. This has led to a high number of business failures within the scheme and a high churn of tenancies, which along with persistent rent arrears and the abandonment of leases has had a significant financial impact on the applicant.

10. 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

Site History

11. 13/00234/FUL – Demolition of derelict storage building and replacement with new farm office building. Approved 17/06/13
12. 16/01526/FUL – Creation of new farm access with service roads and closure of existing farm access. Refused 09/03/17
13. 17/00832/FUL – Creation of new farm access with service roads and closure of existing farm access. Approved 12/07/17
14. 18/01793/FUM – Proposed demolition of existing buildings and the erection/ conversion of buildings to provide Class A1 (Retail), Class A3 (Cafe/ Restaurant), Class D2 (Leisure/ well-being), Sui Generis (Micro-brewery) uses (together with ancillary storage, office & administration space in association with these uses) access, parking, children's play area, landscaping, service yards & associated infrastructure. Approved 07/05/20
15. 23/00161/VARM To vary condition 31 (no retail floor space to be occupied by a retail multiple) of previously approved 18/01793/FUM for proposed demolition of existing buildings and the erection/ conversion of buildings to provide class a1 (retail), class a3 (cafe/ restaurant), class d2 (leisure/ well-being), sui generis (micro-brewery) uses (together with ancillary storage, office & administration space in association with these uses) access, parking, children's play area, landscaping, service yards & associated infrastructure. Withdrawn 02/05/23
16. 23/00367/VARM - To vary condition 25 (floor space limit) of previously approved 18/01793/FUM for the proposed demolition of existing buildings and the erection/ conversion of buildings to provide Class A1 (Retail), Class A3 (Cafe/ Restaurant), Class D2 (Leisure/ well-being), Sui Generis (Micro-brewery) uses (together with ancillary storage, office & administration space in association with these uses) access, parking, children's play area, landscaping, service yards & associated infrastructure. Withdrawn 11/05/23
17. 23/01056/VARM – To vary Condition 18 (opening hours) of 18/01793/FUM, relating only to the restaurant and café. Approved 16/07/24
18. 25/00719/ADN – 2 post signs, 3 banners (2 roadside), 6 directional signs, 3 way-finding signs and 4 freestanding signs – retrospective. Pending consideration

Adjacent Site History

Building to rear of Ben's Yard

19. 23/00404/FUL – Change of use of existing agricultural building to flexible B2, B8 & agricultural use, and erection of additional hardstanding and associated infrastructure. Approved 29/08/23

Land Northeast of Ben's Yard and Harlocks Farm access road

20. 23/00761/FUL – Development of four tennis courts with external lighting, fencing, clubhouse and associated parking, drainage, utilities and landscaping. Refused 10/10/23
21. 24/01076/FUL - Proposed development of four tennis courts (with external lighting), fencing, clubhouse, and associated parking, drainage, utilities and landscaping. Application refused 10/04/25. Appeal dismissed 05/01/26

Land North West of Harlocks Farm

22. 24/00323/FUL – Change of use of agricultural field to a dog park with fencing, double access gate and proposed footpath. Approved 11/11/24

The Site and its Environment

23. The site is located 1km to the southeast of Stuntney and 3.5km southeast of Ely city centre, along the Soham Road (A142). The site is situated outside of the development boundary of Stuntney, in the open countryside. Access is via the A142. The A142 (Soham Road) links Ely to the northwest with Soham and Newmarket to the southeast.
24. The Site is 4.1ha in size and comprises an arrangement of buildings that contain that are used for retail and leisure uses, a children's playpark, a main car park, an overflow car park, an area for seasonal events, drainage basin and internal access road (from the A142 junction).
25. The Site lies to the south-west of Harlocks Farm, which contains a number of agricultural buildings (of varying size (scale, footprint, height) and differing traditional/modern construction appearance), yard areas for parking, unloading and manoeuvring, and storage areas.
26. To the north-west of Harlocks Farm lies an area of land that has an implemented planning permission (reference 24/00323/FUL) for a dog park.
27. The dog park lies on a pedestrian route of a circular countryside/wildlife walk around a reservoir and woodland areas, which customers/visitors/staff of Ben's Yard can use.
28. The Site is located to the northwest of Harlock's Farmhouse (2-storey) which is set back from Soham Road and has its own access. To the south-east of Harlocks Farmhouse is a pair of semi-detached two-storey properties.
29. Approximately 1km to the south-east of Ben's Yard is the Barcham Trees Ltd. site, which has an extant permission (reference 22/00827/FUM) for a new arboretum, visitor centre with a cafe, restaurant and retail facilities, car parking, new highway access arrangements.

Responses from Consultees

30. Responses were received from the following consultees and these are summarised below. The full responses are available on the Council's web site.

East Cambs Ecologist - 6 February 2026

From the information provided the Senior Ecologist has reviewed this application and, as of 6/2/25 supports this application, with providing that ecological features be added to the site as per ENV7 of the local plan and NPPF section 15.

The site is not within the LNRS.

Environmental Health - 28 January 2026

No objections.

I have read the NIA dated November 2025 which recommends the following plant noise limits -

- o Daytime: 54 dB LAr,Tr
- o Night-time: 43 dB LAr,Tr

I would ask that these are conditioned or that the following condition is attached which achieves the same thing -

"The specific rated noise level emitted from the site shall not exceed the background noise level. When assessing, the free field sound level 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 BS 4142:2014+A1:2019."

I have examined the Amplified Noise Mitigation Plan and would ask that compliance with this document is conditioned.

County Highways Transport Team – 28 May 2026

No objections subject to a condition for a Travel Plan.

Strategic Planning - No Comments Received

Parish - 10 February 2026

The Council has no concerns.

Ward Councillors - No Comments Received

Consultee For Other Wards In Parish - No Comments Received

The Ely Group Of Internal Drainage Board - 28 January 2026

The site is within the Middle Fen and Mere Internal Drainage District.

The applicants' agents have consulted with the Board in relation to the surface water element of this application. This has been approved by the Board, therefore we have no objections to the application.

CCC Growth & Development - No Comments Received

Economic Development - I think the assessment is robust and provides reasoned argument for the approach Bens Yard is looking to take.

The proposed development is moving away from that which was originally approved, but I think they will struggle to survive without more flexibility.

The site employs over 50 staff members as of early 2026 and has the potential to grow.

I think if they attract the premium multiple to the site that are unique to the area it would not necessarily negatively impact Ely.

Also in the context of the failed retail site at Angel Drove it offers an opportunity to fill a gap.

Tourism (Visit Ely) - No Comments Received

Lead Local Flood Authority - 22 April 2026

We have reviewed the following documents:

- Formal Technical Note, MTC Engineering, Dated: 9th April 2026
- Surface Water & Foul Water Disposal Drainage Statement, MTC Engineering, Ref: 3567, Dated: 12th January 2026
- Flood Risk Assessment, Cannon Consulting Engineers, Ref: CCE/W941/FRA-05, Dated: November 2018
- Proposed Balancing Pond Details, MTC Engineering, Ref: 3567-02, Dated: 3rd December 2025

Based on these, as Lead Local Flood Authority (LLFA) we have no objection in principle to the proposed development. Request a condition to be in accordance with details submitted.

Informatives to include - IDB Consent, Pollution Control, Construction Surface Water Maintenance

Local Highways Authority – 19 May 2026

No objections.

A site notice was displayed near the site on 23 January 2026 and a press advert was published in the Cambridge Evening News on 29 January 2026.

Neighbours – 15 neighbouring properties were notified. No responses were received.

The Planning Policy Context

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

GROWTH 1 Levels of housing, employment and retail growth

GROWTH 2	Locational strategy
GROWTH 4	Delivery of growth
GROWTH 5	Presumption in favour of sustainable development
EMP 4	Re-use and replacement of existing buildings in the countryside
EMP 7	Tourist facilities and visitor attractions
ENV 1	Landscape and settlement character
ENV 2	Design
ENV 7	Biodiversity and geology
ENV 8	Flood Risk
COM 1	Location of retail and town centre uses
COM 7	Transport impact
COM 8	Parking provision

32. Supplementary Planning Documents
Design Guide
Flood and Water
33. National Planning Policy Framework (December 2024)
2 Achieving sustainable development
4 Decision-making
6 Building a strong, competitive economy
7 Ensuring the vitality of town centres
8 Promoting healthy and safe communities
9 Promoting sustainable transport
11 Making effective use of land
12 Achieving well-designed places
14 Meeting the challenge of climate change, flooding and coastal change
15 Conserving the natural environment
34. Draft National Planning Policy Framework (2025)
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.
35. Local Nature Recovery Strategy December 2025
36. Planning Practice Guidance

Planning Material Considerations and Comments

37. Principle of Development
38. Ben's Yard was originally permitted (7th May 2020) under planning application 18/01793/FUM for the 'proposed demolition of existing buildings and the erection / conversion of buildings to provide Class A1 (Retail), Class A3 (Cafe/ Restaurant), Class D2 (Leisure/ well-being), Sui Generis (Micro-brewery) uses (together with ancillary storage, office & administration space in association with these uses)

access, parking, children's play area, landscaping, service yards & associated infrastructure (Original Permission).

39. Construction work began in 2022, and officially opened to the public on the 29th June 2023, trading as a locally owned, high-quality, retail and leisure village.
40. The buildings at Ben's Yard currently provide for 1,943m² GIA of floorspace, broadly split between 1,166m² of retail, and 777m² of non-retail floorspace.
41. Its buildings are generally of 1.5 storey proportions and have been designed so that a mezzanine floor can be installed in each unit (excluding the kiosk and unit 13). There is currently only one mezzanine used on-site, for ancillary officing and storage, as planning restrictions in the Original Permission do not allow for it to be included as additional sales area. Many of the shops would opt to have a mezzanine if they could use it for additional sales space.
42. There are 14 units at Ben's Yard. The units are on average 130m² GIA in size, with others ranging from 45m² to 283m² (excluding the kiosk unit of 30m²).
43. Current uses include a restaurant, café, farm shop, handcrafted furniture, gift shop, home interiors, hairdressers, and varying pop-up uses in the kiosk. There is currently one large unit (Unit 1 – of 283m²) that has not yet been built out owing to concerns over finding a suitable tenant(s).
44. In over two years of trading since opening, Ben's Yard has experienced significant operational and financial challenges, primarily as a result of the strict restrictions that were imposed as planning conditions on the Original Permission.
45. This is evidenced by the number of tenants that have vacated or are seeking to re-negotiate leases. Currently, 8 of the 14 units are either vacant, at risk, or subject to on-going legal proceedings. During the lifetime of the application, the tenants of the restaurant have had to close.
46. A key challenge has been having a tenant line-up dominated by smaller / start-up businesses, many of which (not unlike a significant number of new businesses) have failed within the first 12-24 months. This has left Ben's Yard with sizeable rent arrears, legal costs in pursuing these arrears, and profile damage of having vacant units. As more units become vacant, the sense of decline intensifies, undermining customer and business investment confidence.
47. The reason why Ben's Yard has only been pursuing smaller / start-up businesses is because one of the planning restrictions prevents 'retail multiples' i.e. those businesses with 9 or more outlets.
48. However, through the marketing undertaken, it is known that there are some premium, high profile, brands who want to invest in East Cambridgeshire but will only do so at Ben's Yard (owing to its brand, the co-location of high quality, like-minded businesses, ease of accessing Ben's Yard from the A142 and convenience of parking etc). Most of these businesses are prevented from doing so because their size and/or use doesn't fit within the Original Permission for Ben's Yard. Accordingly, Ben's Yard is currently unable to let its vacant units to large brands

and cannot capture the economic value and brand profile that would benefit both Ben's Yard and the local area/district.

49. No new buildings are proposed, nor any external changes to the existing buildings.
50. Ben's Yard has authorised use of 1,943m² GIA for retail (1,166m²) / non-retail uses (777m²) and is currently able to install mezzanines of 1,236m² GIA across all of its relevant units for ancillary office/storage uses.
51. Under the terms of the Original Permission, the scheme could therefore theoretically accommodate 3,179m² (GIA) of floorspace, of which 1,943m² (GIA) would be for retail/non-retail purposes. Currently, only one mezzanine has been provided, owing to the cost of installing a mezzanine for just ancillary office and storage accommodation.
52. The proposed development seeks to optimise use of the mezzanine floorspace available, for any of the authorised uses it is now pursuing, either to create an additional level of space for the respective ground floor unit, or as a smaller, independent, planning unit.
53. The proposal does not seek to increase the amount of retail use (Class E(a)), and this would remain capped at 1,166m² (including mezzanine space) and the maximum floorspace (including mezzanine space) allowed for leisure uses would be 2450sqm. Should the site not be able to secure retail and leisure uses the proposal seeks the total floor space to be non-retail and non-leisure uses (3,179m² GIA).
54. The current uses at the site include the following:

Use Class	Sector
Class A1 (now Class E(a))	Retailers supporting the sale of food and non-food goods
Class A3 (now Class E(b))	Restaurants, cafes
Class D2 (now Class E(d))	Indoor sport, recreation or fitness
Class D2 (now Class E(e))	Spa/Wellbeing
Sui Generis	Micro-brewery
	Ancillary office/storage and admin

55. Whilst D2 now falls within Use Class E, the original permission restricted the uses to those specifically stated and allowed for no change within the use class. Therefore, this application seeks flexibility across the use classes for the following uses:

Use Class	Sector/Anticipated type of business
Class E(a)	Retailers supporting the sale of food and non-food goods
Class E(b)	Restaurants, cafes
Class E(c)(ii)	Professional services e.g. property agency
Class E(c)(iii)	Personal services e.g. hair salon
Class E(d)	Indoor sport, recreation or fitness
Class E(e)	Dentist/Medical/Vets practice
Class E(g)(i)	Workspace/Office

Class F1(b)	Display of works of art
Sui Generis	Dog groomers/micro-brewery
	Ancillary office/storage and admin

56. It has already been established in the original application 1,166m² GIA of retail, 777m² GIA of non-retail and 1,236m² GIA of mezzanine for ancillary office/storage uses would be acceptable at Ben's Yard.
57. The proposed amendments to conditions pursuant to the original consent (18/01793/FUM) seeks the modification of restrictions on retail multiples (Condition 31) and permission to increase the maximum unit size to 285sqm save for one larger unit of 425 sqm.
58. Condition 28 of the original permission restricted the maximum unit size of the retail floorspace to 185sqm save for a single large unit of 287sqm and condition 31 stated that "None of the total gross retail floorspace hereby consented shall be occupied by a retail multiple whereby the operator is part of a network of nine or more outlets (as defined by Experian)."
59. This application is seeking an amendment to this condition to allow for the amalgamation of units, where required, to create a single unit of up to 425sqm and to allow retail multiples throughout the site but not exceed 874.5m² (75%).
60. To ensure the vitality of the town centres paragraph 91 of the NPPF sets out the sequential approach to development which is to be applied for proposals for main town centre uses.
61. The NPPF definition of Main Town Centre Uses are: Retail development (including warehouse clubs and factory outlet centres); leisure, entertainment and more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, nightclubs, casinos, health and fitness centres, indoor bowling centres and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).
62. NPPF's requirements for the sequential test states that Local planning authorities should apply a sequential test to planning applications for main town centre uses which are neither in an existing centre nor in accordance with an up-to-date plan. Main town centre uses should be located in town centres, then in edge of centre locations; and only if suitable sites are not available (or expected to become available within a reasonable period) should out of centre sites be considered.
63. Paragraph 94 of the NPPF provides the requirements for the impact test and states that when assessing applications for retail and leisure development outside town centres, which are not in accordance with an up-to-date plan, local planning authorities should require an impact assessment if the development is over a proportionate, locally set floorspace threshold (if there is no locally set threshold, the default threshold is 2,500m² of gross floorspace).

64. Policy COM 1 of the Local Plan applies the sequential test to proposals for retail and main town centre uses that are located outside the town centres of Ely, Soham and Littleport. For retail developments of 280 sqm net floorspace or larger, there would be no adverse effect on the vitality and viability of the nearest town centre, or on any other centres, as demonstrated in a Retail Impact Assessment.

65. The following table sets out whether the sequential test is applied:

Sector	Use Class	Main Town Centre Use	Subject to Sequential Test	Subject to Impact Test
Retail	Class E(a)	Yes	Yes	Yes – if above 280sqm
Restaurants/Cafes	Class E(b)	Yes	Yes	Yes – if above 2,500sqm
Professional/ personal services	Class E(c)	Yes	Yes	No
Gym/Leisure/Soft Play Centre	Class E(d)	Yes	Yes	Yes – if above 2,500sqm
Workspace/Office	Class E(e)	Yes	Yes	No
Dentist/Medical	Class E(e)	No	No	No
Vets/Medical	Class E(e)	No	No	No
Art exhibition space	Class F1(b)	Yes	Yes	No
Dog Grooming	Sui Generis	No	No	No

66. Main town centre uses that are proposed as part of this application and that are subject to the sequential test include retail (relating to the removal of restrictions on retail multiples), food and beverage (restaurants and cafes, but excluding hot food takeaways), professional and personal services, leisure (gym and soft play centre), office uses, and exhibition space.

67. A sequential test has been carried out by the applicant.

68. This concludes that the proposals are required to ensure the long-term viability of this tourist and visitor attraction. As such, the benefits of the proposals would not benefit Ben's Yard if they were accommodated in any other location.

69. A review of potential alternative sites was considered that were based on sites previously assessed for the original scheme and there are no new sites that have come forward that could reasonably support a similar scheme to Ben's Yard. The original assessment concluded that there were no sequentially preferable sites, and the same conclusion applies in this case.

70. It is therefore considered that the sequential test has been satisfied.

71. In respect to impact, the test only applies to the proposal to allow retail multiples which applies to the permitted floorspace allowed under Condition 26 for the sale of retail goods (1,166 sqm gross/816 sqm net sales). There is no local threshold in place for leisure uses within Policy COM1 of the Local Plan. Therefore, the NPPF's default threshold applies (2,500 sqm gross). As the scheme size (including the proposal associated with the mezzanine floorspace) falls under this threshold there is no obligation to assess the impact associated with the proposed uses for the proposals relating to floorspace allowed for food and beverage, gym and soft play uses.
72. Policy COM1 of the adopted Local Plan requires an impact assessment to be applied to proposals for retail floorspace that is located outside of the centres of Ely, Soham and Littleport. It does not apply to leisure floorspace. However, impact on leisure proposals is a consideration within the NPPF, but only where it comprises over 2,500 sqm gross of floorspace. The proposed amendments to accommodation primarily relates to the increase in mezzanine floorspace. This would allow a total of 2,450 sqm GIA to support leisure uses, which is below the NPPF's threshold for assessing leisure floorspace at out of centre locations. Therefore, without any provisions in the Local Plan for a local floorspace threshold for leisure proposals impact is not a consideration for the proposal to allow leisure uses as part of the change of use application.
73. Instead, impact will apply to the proposal to remove the restrictions on retail multiples and the proposal to increase the maximum unit size.
74. In considering the impact test, it is relevant to reflect on the direction provided at paragraph 018 of the Town Centres and Retail Planning Practice Guidance (PPG), which identifies that a judgement as to whether likely adverse impacts are significant can only be reached in light of local circumstances.
75. In this regard, it is important that there is an up-to-date understanding of the current health of Ely city centre, Soham town centre, and Littleport town centre from which the implications of any potential impact and trade diversion can be assessed. The applicant's consultants, LSH, visited the three centres in February 2025 to review land uses and appraise their role, function, and current performance.
76. In summary, the assessments confirmed that the three centres are vital and viable based on relevant Key Performance Indicators. Of note there has been minimal change to the centres since LSH carried out an assessment of Ely and Soham in January 2024 (in support of planning application reference 23/01056/VARM). However, what was of particular note is that vacancies have reduced considerably for Ely (from 21 to 13) over the past year and half and as the health check assessment details, a number of vacancies are directly linked to new store openings. The position bucks the trend nationwide of shop failures and demonstrates how flexibility in uses that benefit landlords and tenants in Ely city centre are helping the centre to evolve and respond to changes in the retail and leisure markets.
77. The applicants impact assessments conclusions are that the towns are vital and viable, there is no evidence to suggest that the towns have been impacted by the

opening of Ben's Yard. From this they concluded that the Ben's Yard is performing a complementary role to Ely, Soham and Littleport.

78. The submitted Impact Assessment on Ely, Soham, and Littleport has been assessed in respect to:
- the potential change in trade diversion associated with the removal of restrictions on multiple retailers;
 - the ability for the applicant to configure units to allow larger standard store sizes (up to 425 sqm gross).
79. The applicant is proposing that 75% of the retail floorspace (i.e. 875 sqm GIA out of 1,166 sqm GIA) could support retail multiples. As there is a limitation on the amount of floorspace that can be used for retail, with further restrictions on the composition of retail by sales of goods (i.e. convenience and comparison). Therefore, the potential to attract a retail multiple will be limited in terms of the number of units.
80. Ben's Yard is currently supported by a broad mix of independents, which can be described as a high quality and lifestyle-oriented retail offer. This is in contrast to the budget and mid market offer in Ely.
81. By allowing retail multiples, the applicant is seeking to maintain the calibre of retail offer by targeting specific retail multiples that fit with Ben's Yard's premium profile. This will allow the scheme to continue to operate within a different customer market to Ely, Soham, and Littleport.
82. The Retail Assessment and addendum assessments in support of the Ben's Yard scheme tested a range of impacts. Scenarios considered the impacts that would arise if the entire floorspace accommodation was occupied by comparison retailers or a mixture of convenience and comparison. The solus impact on Ely ranged from -0.8% (all comparison retail) to -0.9% (including convenience). Cumulative impact impacts ranged from 12-19% for Ely, which was due to larger scale retail commitments. It should be noted that the plans for a retail park at Ely Gateway have been abandoned following the site's acquisition by another developer with the intention of bringing forward a logistics hub. This means that the cumulative impact on Ely identified in the retail assessments in support of the Ben's Yard application will be considerably lower.
83. The proposals to allow retail multiples to trade from the permitted retail floorspace and curated to ensure a premium offer is maintained would have little impact on the trading position of Ely and the two town centres. This is on the basis that existing provision serves an entirely different customer market and any uplift in trading diversion (beyond what was previously assessed) would be nil or negligible.
84. While it may be argued that premium retail multiples could draw trade from premium independents in Ely, this is likely to be limited given that expenditure will already be diverted to comparable premium retailers trading outside of the district. This highlights the potential to claw back expenditure that is currently lost to premium retailers in Cambridge and other locations, and online.

85. The Impact Assessment concludes that the provision of retail multiples within the consented area for retail sales will have no or limited additional uplift in impact from what was previously assessed for the original scheme.
86. The applicant is seeking greater flexibility in the configuration of units to allow the maximum retail unit size to increase from 185 to 265 sqm save for one which will be a maximum of 425 sqm.
87. The larger maximum unit size would also allow the applicant to meet the requirements of prospective tenants, including those who have confirmed interest in locating to Ben's Yard but require a larger unit than what is currently available.
88. In the absence of any reliable method to assess quantitative impact, the applicant has considered how a larger unit would compare to those that range in size from 186 sqm to 425 sqm that are currently available in Ely, Soham and Littleport and the tenants who occupy these units.
89. In Ely, the applicant has identified 52 units that support a unit size of 186 sqm to 425 sqm, which account for 22% of total units that support retail and service uses. It should be noted that two thirds of units in the town centre comprise units with accommodation of 180 sqm or under.
90. A review of VOA data on units along High Street and Churchgate Street in Soham identified only three units that falls within the 186 sqm to 425 sqm unit size range. This equates to 10% of all units on High Street and Churchgate Street.
91. There are no shops in Littleport that fall within the floorspace range. With the exception of the Co-op store (549 sqm), all other commercial units support ground floor floorplates that are under 186 sqm. The Co-op store is highlighted by the LPA in the pre-application advice as an example of how BY could attract a competing local format retailer.
92. The analysis shows that the vast majority of units in key commercial locations support smaller unit sizes and are more comparable with those at Ben's Yard (based on the current 27-unit size restrictions). In theory, the current unit size restrictions are more likely to create conditions that would enhance competition for accommodation between Ben's Yard and the three centres. By allowing a larger unit size at Ben's Yard the applicant can meet specific tenant requirements for the scheme and continue to target brands that would not otherwise seek space in Ely, Soham and Littleport.
93. It is considered that the conclusions of the sequential and impact assessments provide a robust and reasoned argument for the proposed amendments and is considered to be in compliance with policy COM 1.
94. Furthermore, the site employs over 50 staff with the potential to grow. This is given significant weight in the application.
95. Policy EMP 7 'Tourist Facilities and Visitor Attractions' identifies that new or extended tourist facilities or attraction will be supported where inter alia:

- there is an identified need to create new facilities or improve existing facilities; and
- the proposal is of an appropriate scale and nature relative to its location and would not of itself have a significant adverse impact on traffic generated.

96. The Council determined that the proposal was in accordance with the above policy in granting planning permission in 2020 and it is considered that the expansion of uses would improve the existing facilities. The proposal does not change the external footprint but the expansion of uses are considered to be of an appropriate scale and nature relative to its location and would not have a significant impact on traffic generated.
97. The proposed extension of Class E activities (and certain Class F / sui generis uses), such as soft play, personal and professional services, gyms, art exhibition space, dog grooming) and the introduction of appropriate retail multiples will help to strengthen Ben's Yard's profile as a visitor destination. Ben's Yard is included on the 'Things to do' page of the 'Visit Ely' (official tourist board, and partner of Visit England). As such, the proposals support the aims of Policy EMP 7.
98. In conclusion, the principle of the proposal to allow more flexibility of use classes, increased unit sizes and the allowance of retail multiples is considered acceptable subject to other matters discussed below.

Residential Amenity

99. Policies ENV2 and COM1 of the East Cambridgeshire Local Plan requires all new developments to ensure that there are no significantly detrimental effects on the residential amenity of nearby occupiers, and that occupiers and users of new buildings, especially dwellings, enjoy high standards of amenity.
100. The proposal includes the extended hours of operation. The current hours of operation are conditioned as follows:
101. The use hereby permitted shall take place only between the hours of 07:00 - 19:00 each day Monday to Saturday and 08:00 - 17:00 on Sundays, Bank Holidays and Public Holidays, with the exception of (1) Units 3, 8 and 9 on approved plan 17043 P 009 C, where the use shall take place between the hours of 07:00 and 23:00 where in café/restaurant use only; and (2) any seasonal events (up to 8no per calendar year), where said event shall only take place between the hours of 07:00 and 22:00 on any day. Deliveries to the site shall take place only between the hours of 06:30 - 19:00 Monday to Saturday and 07:30 - 17:00 on Sundays, Bank Holidays and Public Holidays.
102. The proposed hours are to be as follows:
- The hours of operation shall be as follows:
- E(a) Shops: 6am – 10pm daily
 - E(b) Café/restaurant: 6am to 10pm, daily
 - E(c)(ii) Professional services: 6am to 10pm
 - E(c)(iii) Personal Services: Monday to Saturday: 6am – 10pm
 - E(d) Spa, wellbeing, fitness studio, gym, and children's indoor play: 6am – 10pm, daily

- E(e) vet's practice, private GP/dental, complementary health, physio: 6am – 10pm, daily (standard hours), 24-hour emergency hours provision
- E(g)(i) Offices: 6am- 10pm, daily
- F1(b) Display of works of art: 6am – 10pm, daily
- Agricultural: unrestricted
- Microbrewery: Public Hours 6am -10pm otherwise unrestricted
- Dog groomers: 6am – 10pm, daily
- Seasonal events: 6am – 10pm (daily, for duration of scheduled events)

The security gate shall be set to close at 10.30pm and open at 05.30am, ensuring an additional 30 minutes for staff to open/set up and close/leave the site before/after general hours closing.

For those businesses needing unrestricted hours / out of hours emergency use, provision shall be made (e.g. access card, manual entry security code) to enable staff/visitors to access when required. This would prevent unrestricted access for members of the public, which is necessary for security and safety reasons.

103. The Environmental Health Officer (EHO) has been consulted on the application and raises no objections subject to this condition.
104. The application has also been supported with a Lighting Impact Assessment and an Acoustic Assessment.
105. With regards to the lighting, no additional external artificial lighting is included within the proposed development. However, the lighting assessment was carried out to consider the potential effects of lighting from the extended hours of operation on the surrounding residential amenity.
106. The report concludes that in terms of operational impacts, the extended hours will result in lighting being active for longer periods; however, with continued use of suitable control measures such as timers, dimming regimes and presence detection where appropriate, unnecessary lighting can be avoided. This ensures that extended operation does not materially alter the site's lighting characteristics.
107. With respect to highway considerations, the existing lighting arrangement is unlikely to cause glare or distraction to road users. Illumination levels within the car park and access points will remain sufficient for safe movement, and no significant effects on the surrounding highway network are anticipated as a result of the increased hours.
108. Regarding residential amenity, the controlled distribution and cut-off optics of the existing luminaires mean light spill towards nearby properties remains minimal. The extended period of operation is therefore not expected to introduce new adverse effects or significantly alter the current lighting experience for local residents.
109. Overall, the increase in operating hours is not expected to generate unacceptable lighting impacts, provided the existing luminaires continue to operate under appropriate management and control arrangements.
110. It is recommended to condition the lighting to continue to operate in accordance with the details and recommendations of the lighting assessment.

111. An acoustic assessment was also submitted with the application. This has been reviewed by the EHO who recommends that the application be conditioned in accordance with the plant noise limits suggested. This can be conditioned.
112. The application clarifies the events to be held at the site and has provided an Amplified Noise Mitigation Plan. The EHO has no objections subject to a condition for the development to be carried out in accordance with this plan.
113. It is considered that, subject to conditions, the proposal would be in accordance with policies ENV2 and COM1 of the East Cambridgeshire Local Plan.

Visual Amenity

114. Policy ENV1 requires development proposals to demonstrate that their location, scale, form, design, materials, colour, edge treatment and structural landscaping will create positive complementary relationships with existing developments.
115. The proposal does not give rise to any visual amenity concerns. The permission is predominately an application to allow flexibility of uses for the site but does also include the retrospective resurfacing of the overflow carpark.
116. This was undertaken to create a more stable surface for seasonal events and carparking. Prior to this, the land would become heavily damaged when in use. The surface now is loose recycled road planings, which enable rainfall to percolate through to the field drainage beneath.
117. The previous landscaping has not been completed from application 18/01793/FUM and as this application would create a new permission in its own right, a landscaping scheme will be requested to finalise the landscaping for the site.

Highways

118. Policy COM 7 aims to ensure that new development supports sustainable and accessible transport while minimising negative impacts on the transport network and local area.
119. Policy COM 8 states that development proposals should provide adequate levels of car and cycle parking, and make provision for parking broadly in accordance with the Council's parking standards.
120. The County Council Transport Team were consulted on the application and initially objected as the submitted information did not include sufficient information to determine the highway impact of the proposed development.
121. The agent subsequently submitted a transport response that asserts that the proposed changes at Ben's Yard would not create significant highway or transport impacts and that the existing access arrangements remain acceptable.
122. The key points of the response include:

- Pedestrian and cycle infrastructure was already assessed and approved as part of the original 2020 Ben's Yard permission. The applicant states there have been no pedestrian-related incidents since opening and no recorded accidents at the nearby crossing point, therefore no further off-site pedestrian or cycle improvements are considered necessary.
- Public transport provision is considered adequate, with most bus users travelling southbound towards Ely where an equipped bus stop with shelter already exists. The northbound stop is mainly used for drop-offs and therefore lacks infrastructure.
- Collision data from Cambridgeshire County Council shows no significant accident history near the site access. Two slight incidents were identified but were attributed to driver error and unrelated manoeuvres rather than any inherent safety problem with the junction.
- Updated traffic counts and queue surveys undertaken in April 2026 confirmed:
 - AM peak: 07:30–08:30
 - PM peak: 16:30–17:30
 - Weekday site access peak: 13:45–14:45
 - Saturday peak: 11:45–12:45
- Traffic interacting with the Ben's Yard access was relatively low compared with total flows on the A142. Queue surveys recorded generally minimal delays, with queues mostly between 0–1 vehicles and occasional peaks of 3–4 vehicles.
- Trip generation assessments using TRICS data considered both office and business park scenarios for the full 3,179m² Class E floorspace. The applicant concludes traffic generation would remain modest, with the highest combined Saturday scenario generating 69 arrivals and 52 departures.
- Parking accumulation modelling forecast peak demand of between 82 and 115 spaces. While this exceeds the 75-space main car park, the applicant states overflow parking areas are available and sufficient to prevent overspill parking onto the public highway.
- Capacity modelling using Junctions 9 assessed existing, committed, and proposed traffic scenarios through to 2031. The assessment found no operational issues with the A142 right-turn lane. The Ben's Yard access would generally operate within capacity except for a short spike in the weekday PM peak where Ratio of Flow to Capacity (RFC) reaches 1.00. This exceedance is argued to be acceptable because it is temporary, occurs only on a private access road, and is based on a worst-case traffic scenario.
- Queue modelling was considered consistent with observed queue survey data and showed no significant discrepancies.
- A Travel Plan is accepted as necessary and could be secured by planning condition prior to construction of the additional mezzanine floorspace.

123. Overall, the applicant concludes that the proposed change of use and mezzanine additions would not result in significant highway safety or capacity impacts, particularly on the A142, and that no additional highway mitigation measures are required beyond a Travel Plan.

124. The County Council Transport Team reviewed the additional information submitted following its initial consultation and is now satisfied with the majority of the transport and highway matters raised.

125. The key points of their response include:
- No additional pedestrian infrastructure along Soham Road in Stuntney is required, as it was not part of the original application.
 - Public transport provision was reviewed, noting that the northern Soham Road bus stop functions mainly as a drop-off point and lacks infrastructure.
 - Collision data was accepted, with three slight accidents recorded near the site access over the past 60 months.
 - New traffic and queue length surveys were undertaken in April 2026, confirming peak traffic periods and showing maximum queues of 4 vehicles on a weekday and 10 vehicles on a Saturday at the Ben's Yard access.
 - The applicant's trip generation assessments were accepted, including worst-case office and business park scenarios within Class E use. Forecast traffic movements varied by scenario, with the highest Saturday peak estimated at 111 vehicle trips.
 - Parking assessments indicated peak demand of between 82 and 115 spaces, which can be accommodated through the main and overflow car parks.
 - The committed development assumptions and TEMPro growth forecasts were accepted.
 - Junction capacity assessments identified future congestion and queuing issues at the A142/site access junction, particularly during PM peak periods. While the site access arm is forecast to operate over capacity, the Highway Authority notes that queuing occurs on private land rather than the public highway.
 - The Authority also raised concerns that increased congestion could encourage riskier driver behaviour at the junction, potentially increasing road safety risks.
 - A discrepancy in the Saturday peak period used within the PICADY assessment was noted but was not considered critical to the overall conclusions.
 - A Travel Plan will be required to encourage sustainable travel and would be secured through a planning condition.

126. Overall, despite acknowledged future capacity constraints at the site access junction, the County Council Transport Team (CCTT) do not object to the application, subject to a condition requiring submission and implementation of a Travel Plan before the development is first occupied.

127. A condition will be recommended and is listed in Appendix 1. It will be reworded to that suggested by CCTT as Ben's Yard is currently occupied and therefore the condition will need to be more specific. Therefore, it is recommended the condition read:

Within four months of the date of this decision, a Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall include suitable measures and incentives to promote sustainable travel to the site and a date for its first implementation. The approved Travel Plan shall be implemented in accordance with the approved date and be adhered to for the lifetime of the development.

128. It is considered, subject to conditions, that the proposal is in accordance with policy COM 7 and COM 8 of the East Cambridgeshire Local Plan.

Flood Risk and Drainage

129. Policy ENV 8 requires all developments and re-developments to contribute to a reduction in an overall flood risk.
130. The documents submitted with the application demonstrate that surface water from the proposed development can be managed through the use of permeable paving, swales, filter strips and a detention basin.
131. The Lead Local Flood Authority (LLFA) have been consulted on the application and is supportive of the use of permeable paving and swales as in addition to controlling the rate of surface water leaving the site they also provide water quality treatment which is of particular importance when discharging into a watercourse.
132. The unrestricted discharge rate represents a clear departure from the approved drainage strategy and is not supported by the LLFA. Despite this, they acknowledge that the IDB have approved the unrestricted discharge rate. An additional 131.4m³ of attenuation storage is to be provided within the attenuation basin to align with the approved drainage strategy.
133. The LLFA requests a condition for the surface water to be in full accordance with Proposed Balancing Pond Details providing the additional 131.4m³ as submitted (ref: 3567-02) dated 3rd December 2025.
134. The proposal, subject to conditions, is considered to be in accordance with policy ENV 8 of the East Cambridgeshire Local Plan.

Ecology, BNG and Local Nature Recovery Strategy (LNRS)

Ecology and BNG

135. Policy ENV7 requires all development proposals to:
- Protect the biodiversity and geological value of land and buildings and minimise harm to or loss of environmental features, such as trees, hedgerows, woodland, wetland and ponds.
 - Provide appropriate mitigation measures, reinstatement or replacement of features and/or compensatory work that will enhance or recreate habitats on or off site where harm to environmental features and habitat is unavoidable; and
 - Maximise opportunities for creation, restoration, enhancement and connection of natural habitats as an integral part of development proposals.
136. There has been a loss of habitat since January 2020 by the resurfacing of the overflow carpark although this is acknowledged that this grassland condition was not great. It is still, however, a loss of habitat.
137. No habitat loss mitigation has been offered as compensation. Improvement to some of the habitat onsite would be acceptable or provision of suitable wildlife enhancement features.

138. It is therefore recommended that a condition is included for a scheme of ecological improvements to offset habitat loss and provide features for wildlife.
139. It is considered, subject to conditions, that the proposal would be in accordance with policy ENV7.
140. With regards to BNG the application is exempt.

Local Nature Recovery Strategy

141. 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).
- 142.
143. 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.
144. For this particular application, it has been determined that no LNRS ACB site aligns with the planning application site area and there is no other apparent reason why the LNRS is an important determining factor for this application. As such, very little weight has been given to the content of the LNRS in reaching a recommendation for this planning application.

Other Material Matters

145. None.

Human Rights Act

146. 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

147. In considering this planning application due regard has been had to the public sector equality duty (PSED) under Section 149 of the Equality Act 2010, which

means that the Council must have due regard to the need (in discharging its functions) to put an end to unlawful behaviour that is banned by the Equality Act, including discrimination, harassment and victimisation and to advance equality of opportunity and foster good relations between people who have a protected characteristic and those who do not. Account has been taken of the PSED and it is considered that the recommendation set out below would not undermine the objectives of the duty.

Planning Balance

148. The proposal would provide greater flexibility within the existing Ben's Yard rural retail village permission through the expanded range of Class E uses, Class F uses and associated sui generis uses, alongside amendments to unit size restrictions, mezzanine floorspace, trading hours, seasonal events and the removal of restrictions on retail multiples. The application does not propose an increase in overall retail floorspace previously approved.
149. It is considered that significant weight be afforded to the economic and viability benefits arising from the increased flexibility of the scheme. The applicant has demonstrated that the current permission has proven restrictive. The broadened range of uses would assist in securing tenants, improve occupancy rates and support the long-term sustainability of the development. The wider range of uses would enhance the site's offer, increase visitor attraction and support rural employment and economic growth. The removal of restrictions on retail multiples would provide greater commercial attractiveness to prospective tenants. Increased flexibility in unit sizes and mezzanine arrangements would similarly assist in meeting operator requirements and improving marketability of units.
150. Additional positive weight can be given to the proposed seasonal events and broader leisure and community-orientated uses, which have the potential to increase footfall, enhance the attraction of the site and strengthen its role as a rural destination without adversely impacting the town centres of Ely, Littleport and Soham.
151. The proposed extension to trading hours would provide operators with greater flexibility and may improve the commercial viability of businesses operating from the site. The resurfacing of the carpark assists in improving accessibility and operational efficiency.
152. Impacts of the proposal such as residential amenity, highways, drainage, noise, landscaping, biodiversity and lighting have been carefully considered and are capable of being controlled through suitably worded conditions.
153. Overall, it is considered that the economic and operational benefits arising from the proposal significantly outweigh the limited impacts identified, all of which are capable of being appropriately mitigated through planning conditions. The proposal would support the long-term vitality and viability of the rural retail village whilst maintaining an acceptable impact on the character of the area, neighbouring amenity, and the wider highway network. It is considered that the proposal accords with the relevant planning policies and there would be no significant adverse impacts that would weigh against the proposal. Subject to appropriate planning

conditions, the proposal is considered to be appropriate and is recommended for approval.

Appendices

Appendix 1 – Recommended Conditions

Plans

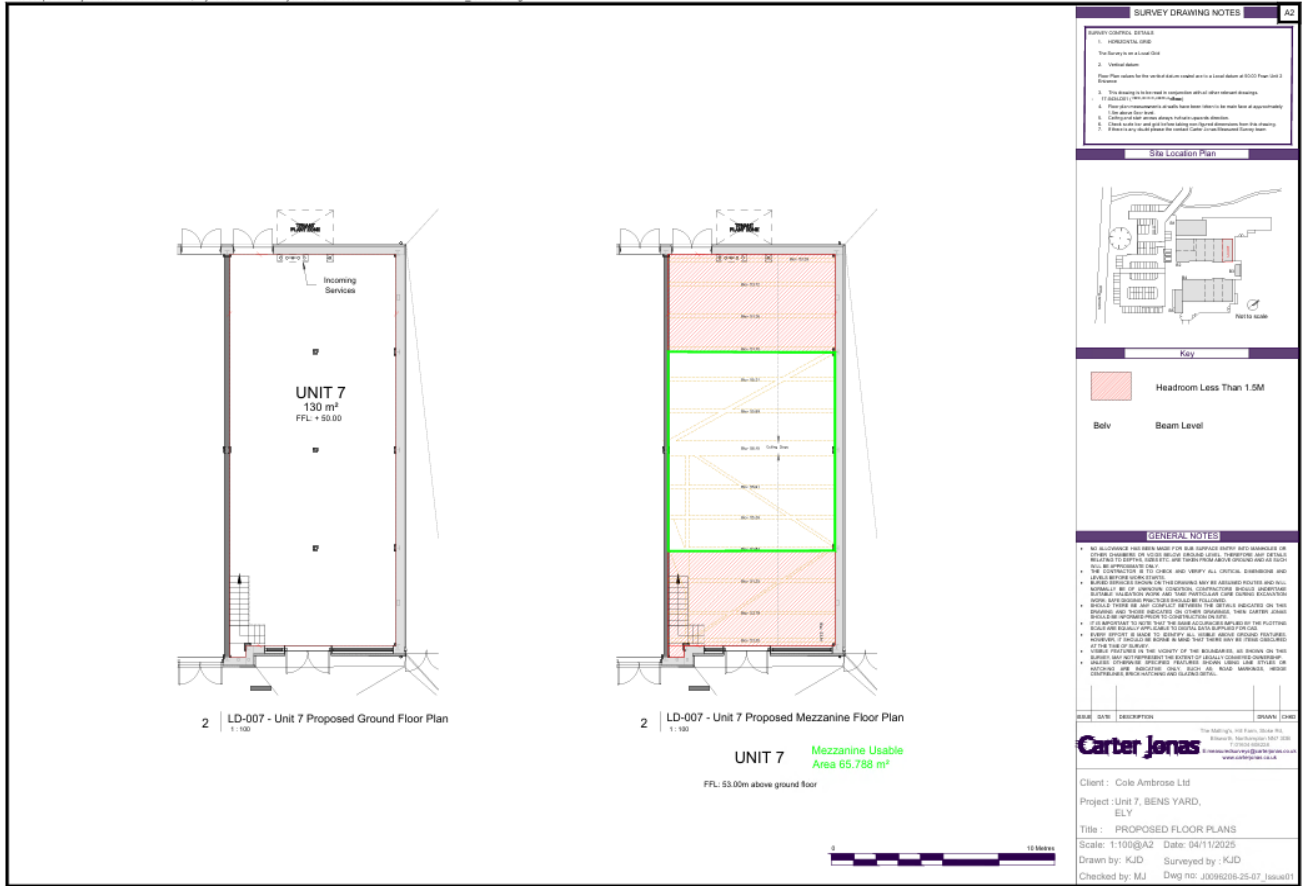
The following plans are a selection of those submitted as part of the application and are provided to illustrate the proposed development. They may not be to scale. The full suite of plans can be found on the Council's website.

Plan 1 – Location Plan

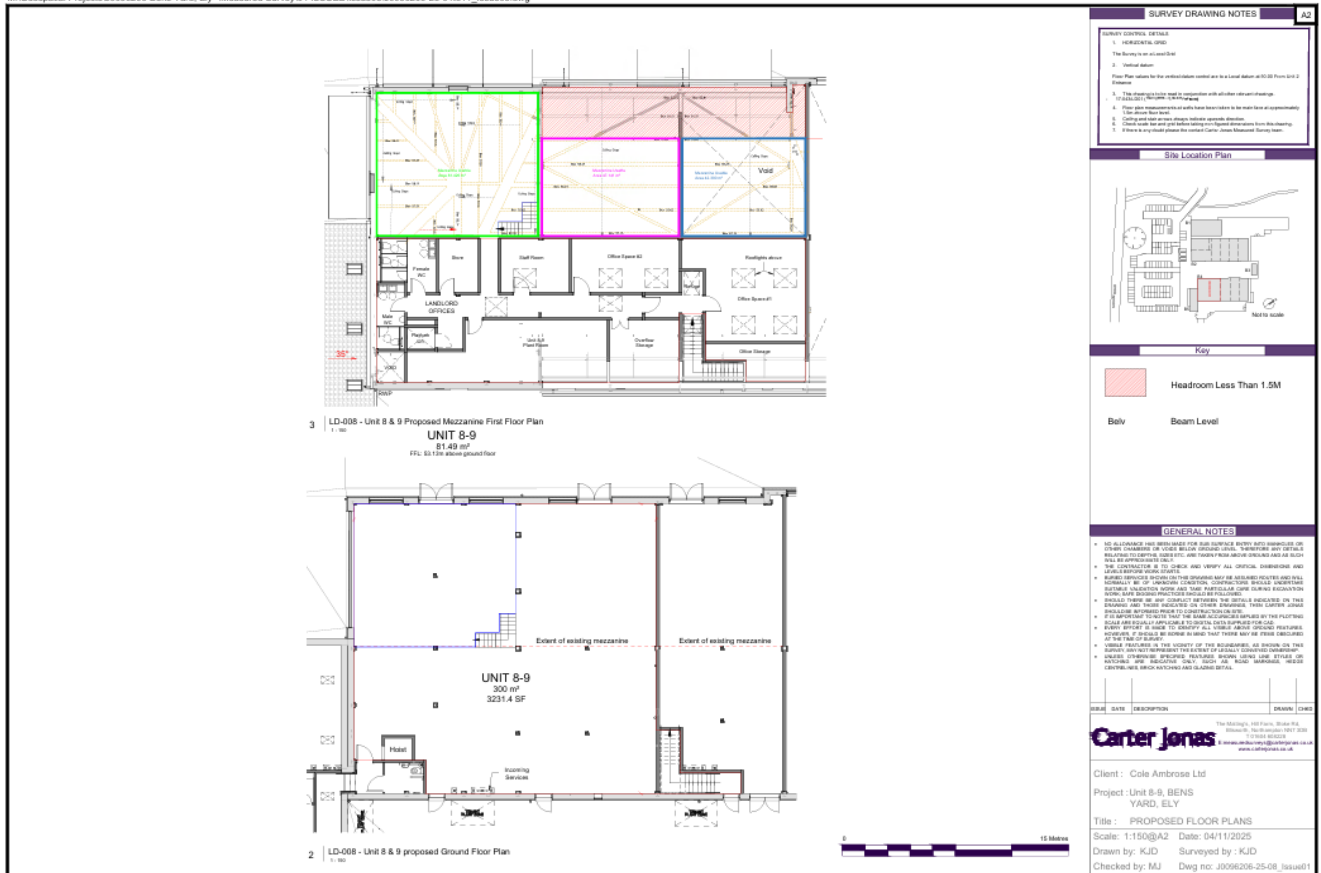


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Plan 2 – Block Plan



Plan 9 – Unit 8-9



Plan 10 – Unit 10

J0096206-25-10	01	12th December 2025
J0096206-25-11	01	12th December 2025
P22_123_003_V2		12th December 2025

1. Reason: To define the scope and extent of this permission.
2. Within 6 months of the date of this permission a full schedule of all soft landscape works shall be submitted to and approved in writing by the Local Planning Authority. The schedule shall include, planting plans, a written specification; schedules of plants noting species, plant sizes, proposed numbers/densities; and a detailed implementation programme. It shall also indicate all existing trees and hedgerows on the land and details of any to be retained. The works shall be carried out in accordance with the approved details prior to the end of the first planting season following occupation of the development. If within a period of ten years from the date of the planting, or replacement planting, any tree or plant (including retained existing trees/hedgerows) is removed, uprooted or destroyed or dies, another tree or plant of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.
- 2 Reason: To assimilate the development into its surroundings, in accordance with policies ENV1 and ENV2 of the East Cambridgeshire Local Plan 2015.
3. Development shall be carried out in strict accordance with the Amplified Noise Mitigation Plan dated March 2026 by Carter Jonas.
3. Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015 (as amended 2023).
4. Outdoor Events shall be restricted to the following,:
 - 1 x Easter seasonal event (or programme of related events) for 4 weeks between March and April
 - 1 x Summer seasonal event (or programme of related events) over summer school holidays (e.g. The Beach) for 8 weeks between July and August
 - 1 x Autumn seasonal event (or programme of related events) for 1 week between October and November
 - 1 x Christmas seasonal event (or programme of related events e.g. Christmas Fair, Magical Christmas Experience, Santa Show etc), for 4 weeks throughout December
 - 1 x miscellaneous event for 1 day per week
 - 1 x Ben's Yard Park Run for 1 day per week, or a second miscellaneous event for 1 day per week in the event the park run event ceases
 - Using the Ben's Yard overflow car-park for Park and Ride events (up to 30 days)

4. Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015 (as amended 2023).
5. The visibility splays approved in application 18/01793/FUM shown on plan 1690-03 Rev B dated 12th May 2016 shall be maintained free from any obstruction exceeding 0.6m above the level of the adjacent highway carriageway.
5. Reason: In the interests of highway safety, in accordance with policy COM7 of the East Cambridgeshire Local Plan 2015 (as amended 2023).
6. The hours of operation shall be as follows:
 - E(a) Shops: 6am – 10pm daily
 - E(b) Café/restaurant: 6am to 10pm, daily
 - E(c)(ii) Professional services: 6am to 10pm
 - E(c)(iii) Personal Services: Monday to Saturday: 6am – 10pm
 - E(d) Spa, wellbeing, fitness studio, gym, and children’s indoor play: 6am – 10pm, daily
 - E(e) vet’s practice, private GP/dental, complementary health, physio: 6am – 10pm, daily (standard hours), 24-hour emergency hours provision
 - E(g)(i) Offices: 6am- 10pm, daily
 - F1(b) Display of works of art: 6am – 10pm, daily
 - Agricultural: unrestricted
 - Microbrewery: Public Hours 6am -10pm otherwise unrestricted
 - Dog groomers: 6am – 10pm, daily
 - Seasonal events: 6am – 10pm (daily, for duration of scheduled events)

The security gate shall be set to close at 10.30pm and open at 05.30am, ensuring an additional 30 minutes for staff to open/set up and close/leave the site before/after general hours closing.

For those businesses needing unrestricted hours / out of hours emergency use, provision shall be made (e.g. access card, manual entry security code) to enable staff/visitors to access when required. This would prevent unrestricted access for members of the public, which is necessary for security and safety reasons.

6. Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015 (as amended 2023).

7. Within 6 months of the date of this permission, a scheme of ecological improvements to offset habitat loss and provide features for wildlife shall be submitted to and approved in writing by the Local Planning Authority. The ecological enhancements shall be installed within a year of the scheme being approved by the Local Planning Authority and thereafter maintained in perpetuity.
7. Reason: To protect and enhance species in accordance with policies ENV1, ENV2 and ENV7 of the East Cambridgeshire Local Plan 2015 (as amended 2023) and the Natural Environment SPD, 2020.
8. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported to the Local Planning Authority within 48 hours. No further works shall take place until an investigation and risk assessment has been undertaken and submitted to and approved in writing by the Local Planning Authority. Where remediation is necessary, a remediation scheme must be submitted to and approved in writing by the Local Planning Authority. The necessary remediation works shall be undertaken, and following completion of measures identified in the approved remediation scheme a verification report must be prepared and approved in writing by the Local Planning Authority.
8. Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with policy ENV9 of the East Cambridgeshire Local Plan 2015 (as amended 2023).
9. The total gross internal floorspace including mezzanines shall not exceed 3,179m² and notwithstanding the provisions of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (or any order, revising, revoking and re-enacting that order) no enlargement by way of extension or other alteration to any building subject of this permission shall be carried out without express planning permission first being obtained. Mezzanine floorspace shall be capable of independent use within the relevant approved use classes and shall not be restricted to ancillary storage or office use only.
9. Reason: In order not to prejudice the primary shopping role of the Local Centres of Ely, Littleport and Soham, in accordance with Policy COM1 of the East Cambridgeshire Local Plan, 2015
10. The total gross internal retail floorspace shall extend to no more than 1,166m². The retail floorspace is limited to uses falling within Class E(a) Shops and Class E(c)(iii) Personal Services.

Where a unit is used for the sale of convenience goods, it shall always include the sale of locally-sourced produce (*from within 15 miles of Ben's Yard, and shall always include that* sourced directly from the Harlocks Farm Estate).

For the avoidance of doubt, produce sourced directly from Harlocks Farm Estate can include, but not be limited to, potatoes, onions, celery, venison, partridge, pheasant, and/or pigeon. A register shall be kept by the operator of the produce sourced from Harlocks Farm Estate and this register shall be made available for inspection by the local planning authority upon request.

Where a unit is used for the sale of comparison goods, it shall not be used for the sale of mobile phones and mobile phone accessories, domestic electrical white goods, vaping and audio visual goods.

10. Reason: In order not to prejudice the primary shopping role of the Local Centres of Ely, Littleport and Soham, in accordance with Policy COM1 of the East Cambridgeshire Local Plan, 2015.
11. The total gross internal floorspace for other uses shall not extend to more than 3,179m². Other uses are limited to uses falling with Classes E(c)(ii) Professional Services, E(e) vet's practice, private GP/dental, complementary health, physio, E(g)(i) F1(b) display of works of art, Sui Generis dog groomers; microbrewery, agricultural and ancillary storage and office space for the permitted uses.
11. Reason: In order not to prejudice the primary shopping role of the Local Centres of Ely, Littleport and Soham, in accordance with Policy COM1 of the East Cambridgeshire Local Plan, 2015.
12. The total gross internal leisure use floorspace shall be limited to 2,450m². The leisure use floorspace is limited to uses falling within Class E(b) Café/Restaurant and E(d) Spa, wellbeing, fitness studio, gym and children's indoor play.

The leisure floorspace hereby permitted can only operate where at least a single unit (excluding the kiosk) trading as a café and/or restaurant always include the sale of locally-sourced produce (from within 15 miles of Ben's Yard, and always include produce sourced directly from the Harlocks Farm Estate).

For the avoidance of doubt, produce sourced directly from Harlocks Farm Estate can include, but not be limited to, potatoes, onions, celery, venison, partridge, pheasant, and/or pigeon. A register shall be kept by the operator of the produce sourced from Harlocks Farm Estate and this register shall be made available for inspection by the local planning authority upon request.

12. Reason: In order not to prejudice the primary shopping role of the Local Centres of Ely, Littleport and Soham, in accordance with Policy COM1 of the East Cambridgeshire Local Plan, 2015.
13. The maximum unit size of the retail floorspace shall be 265m² gross internal save for a single large unit of 425m² gross internal.

13. Reason: In order not to prejudice the primary shopping role of the Local Centres of Ely, Littleport and Soham, in accordance with Policy COM1 of the East Cambridgeshire Local Plan, 2015.
14. The minimum unit size for both the retail and non-retail floorspace shall be 45sqm gross internal, save for a single 'kiosk' unit of 30sqm gross internal.
- 14 Reason: In order not to prejudice the primary shopping role of the Local Centres of Ely, Littleport and Soham, in accordance with Policy COM1 of the East Cambridgeshire Local Plan, 2015.
15. The total gross internal floorspace to be occupied by retail multiples whereby the operator is part of a network of nine or more outlets (as defined by Experian) shall not exceed 874.5m² (75%).
- 15 Reason: In order not to prejudice the primary shopping role of the Local Centres of Ely, Littleport and Soham, in accordance with Policy COM1 of the East Cambridgeshire Local Plan, 2015.
16. The proposed development, hereby permitted, shall be carried out in accordance with the General Precautionary Measures detailed in the Preliminary Ecological Appraisal dated 02 December 2025 by Hushwing.
- 16 Reason: To protect and enhance species in accordance with policies ENV1, ENV2 and ENV7 of the East Cambridgeshire Local Plan 2015.
17. The junction and road layout as shown on drawing number 1690-03 Rev B, dated 12th May 2016 approved in application 18/01793/FUM shall be implemented as approved and thereafter retained in perpetuity.
- 17 Reason: In the interests of highway safety, in accordance with policy COM7 of the East Cambridgeshire Local Plan 2015.
18. Plant noise shall be limited to the following:
 - Daytime: 54dB LAr, Tr
 - Nighttime: 43dB Lar, Tr
18. Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015 (as amended 2023).
19. The external lighting at the site shall continue to operate in accordance with the details and mitigation measures detailed in the Lighting Assessment ref RN/CC/P25-3673/02 by Create dated January 2026.
19. Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015 (as amended 2023).

20. The surface water drainage scheme shall be constructed in full accordance with the Proposed Balancing Pond Details providing the additional 131.4m³ as submitted (ref: 3567-02) dated 3rd December 2025.
20. Reason To prevent an increased risk of flooding and protect water quality.
21. Within four months of the date of this decision, a Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall include suitable measures and incentives to promote sustainable travel to the site and a date for its first implementation. The approved Travel Plan shall be implemented in accordance with the approved date and be adhered to for the lifetime of the development.
- 21 Reason: To provide sustainable transport measures for visitors and staff and to ensure that the impact of the proposal on the free and safe flow of traffic on the highway is kept to a minimum in accordance with COM 7 of the East Cambridgeshire Local Plan (as amended 2023).

25/01350/FUL

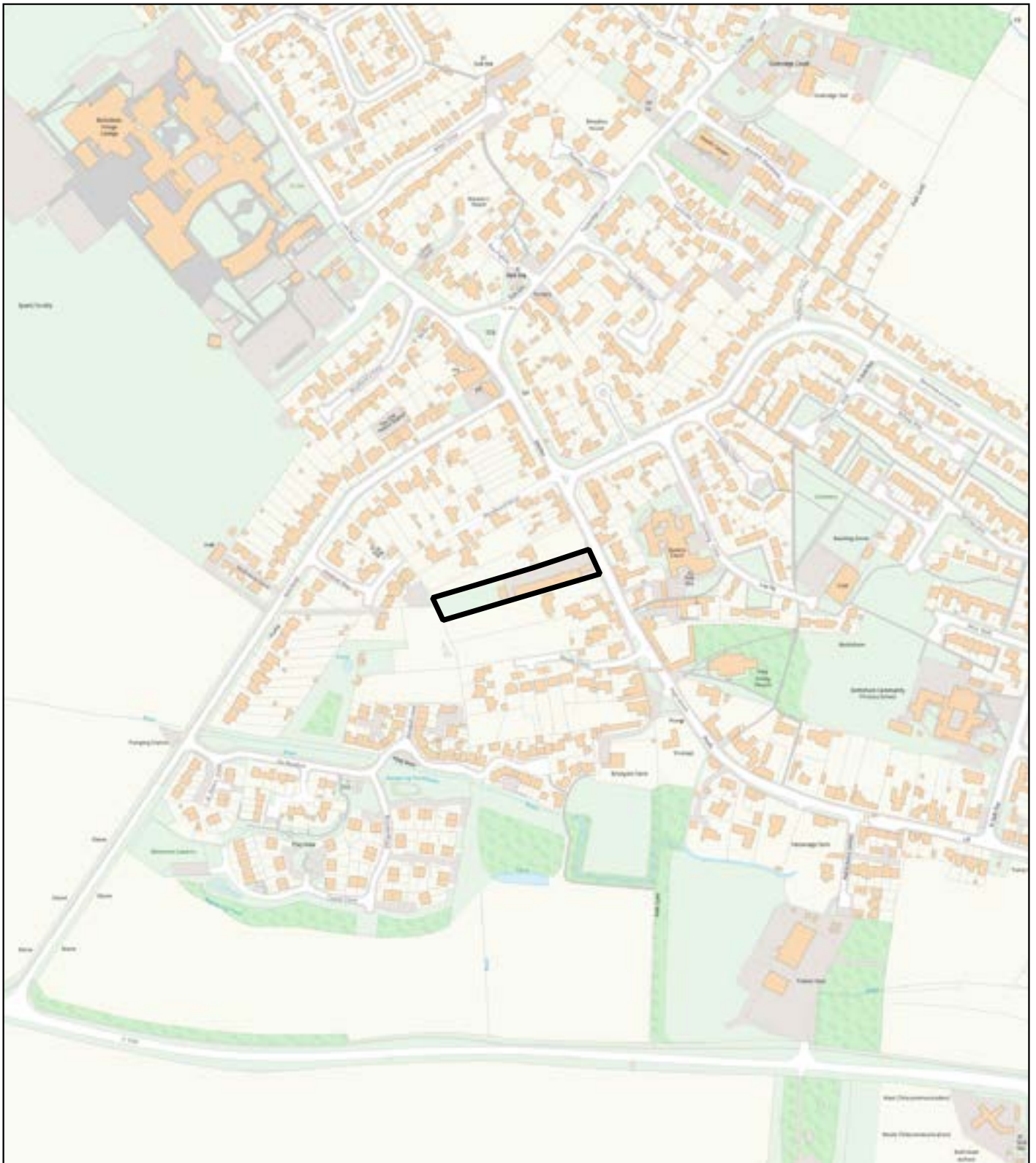
The Old Garage
56 High Street
Bottisham
Cambridge
CB25 9DA

Regularisation of the development - change of use of units 1, 6, 7, 8, 9, 10, 11 and 12 to Class E with accompanying ancillary storage area and associated works

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=T75ZBGGGFPX00>





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The Old Garage
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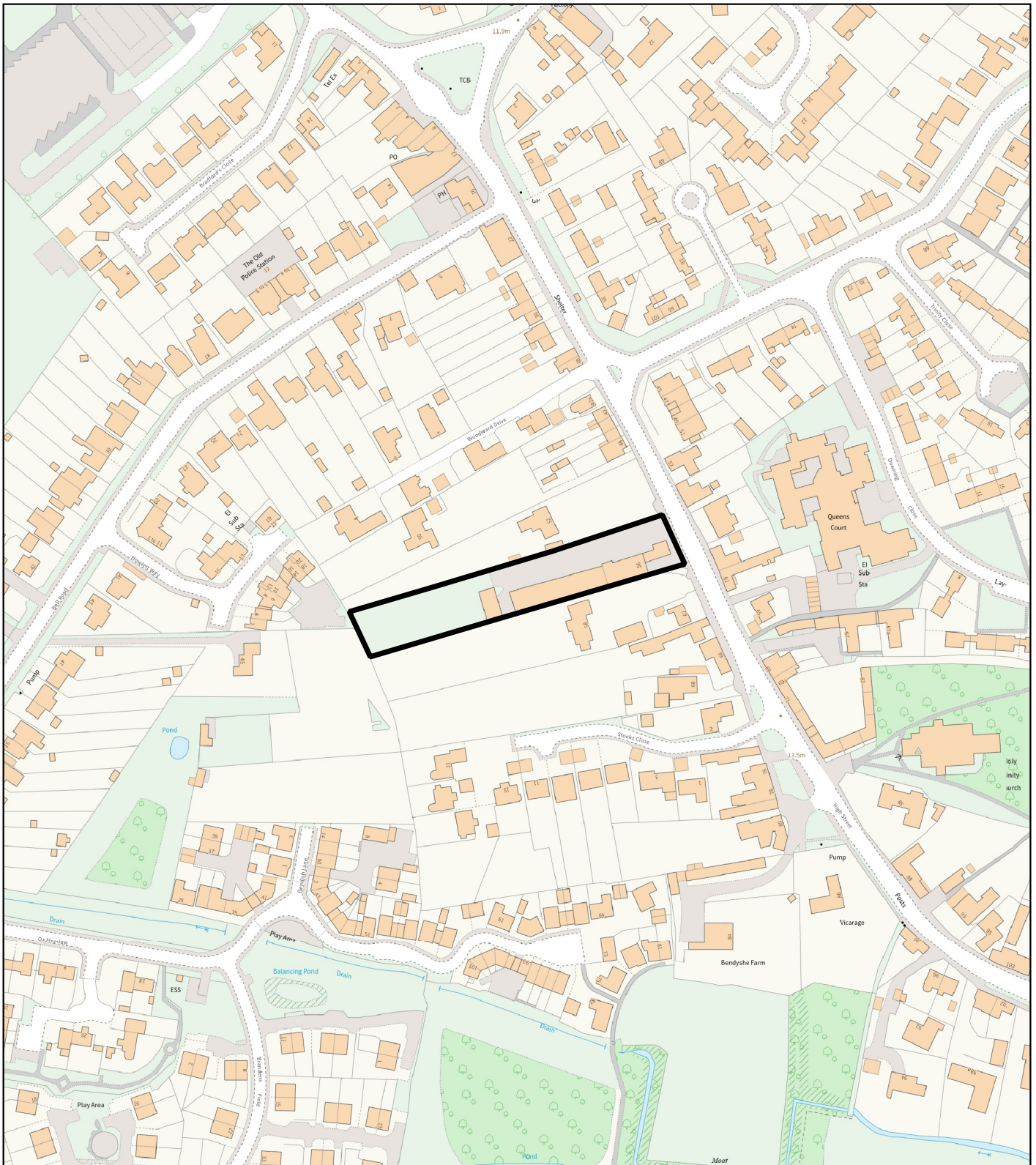


East Cambridgeshire
District Council

Date: 28 May 2026
Scale: 1:5,000



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25/01350/FUL

The Old Garage
56 High Street
Bottisham
Cambridge
CB25 9DA



East Cambridgeshire
District Council

Date: 28 May 2026
Scale: 1:2,500



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TITLE: 25/01350/FUL

Committee: Planning Committee

Date: 10 June 2026

Author: Senior Planning Officer

Report No: AB16

Contact Officer: Daisy Hill, Senior Planner
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Room No 011 The Grange Ely

Site Address: 56 High Street Bottisham Cambridge CB25 9DA

Proposal: Regularisation of the development - change of use of units 1, 6, 7, 8, 9, 10, 11 and 12 to Class E with accompanying ancillary storage area and associated works

Applicant: Billingford Holdings Limited

Parish: Bottisham

Ward: Bottisham

Ward Councillor/s: Charlotte Cane
John Trapp

Date Received: 12 December 2025

Expiry Date: 09 June 2026

Recommendation

1. Members are recommended to APPROVE the application for the following reasons:
 1. The reuse of an existing brownfield commercial site within the defined development envelope for Bottisham represents a sustainable form of development that complies with Policy GROWTH 2 and the overarching spatial strategy of the East Cambridgeshire Local Plan, 2015 (as amended) and Chapter 2 and Chapter 11 of the National Planning Policy Framework (2024).
 2. The development safeguards local employment opportunities and enhances the delivery of accessible commercial services and community facilities in a highly sustainable location. It would support the vitality and viability of the settlement without undermining or conflicting with the vitality and viability of nearby designated town or village centres, aligning with the retail hierarchy and economic exceptions of Policy COM 1 and the requirements of COM 4 of the

East Cambridgeshire Local Plan, 2015 (as amended) and Chapter 6 and Chapter 8 of the National Planning Policy Framework (2024).

3. The retention of an employment asset provides a sustainable outcome that aligns with the East Cambridgeshire Local Plan, 2015 (as amended) as a whole. The potential operational impacts specifically relating to nuisance and amenity protection can be satisfactorily managed, secured, and mitigated through the imposition of robust planning conditions to achieve compatibility with the surrounding residential context. Consequently, the scheme aligns Policy EMP 1, ENV 2 and ENV 9 of the East Cambridgeshire Local Plan, 2015 (as amended 2023).
2. The application is being heard by the committee because it was called in by Councillor John Trapp for the following reasons:

Resident Concerns: Local residents raised serious concerns about granting the application in full at a recent Bottisham Parish Council meeting.

Parish Council Concerns: The Parish Council itself was concerned about specific implications within the application.

Summary of Application

3. The application seeks retrospective full planning permission to regularise the change of use of a former MOT testing station, car garage, and workshop site from General Industrial (Class B2) to Commercial, Business, and Service (Class E).
4. The purpose of this application is to regularise the site-wide use as a flexible Class E planning unit, rather than seeking prescriptive permission for each business or tenant currently occupying the site. This overarching approach aims to establish a comprehensive Class E site consent, thereby allowing future tenants and businesses within the same use class to change or occupy the units freely, without requiring further planning permission for a change of use.
5. The full planning application, plans, and documents submitted by the Applicant can be viewed online via East Cambridgeshire District Council's Public Access service at the following link: [Simple Search](#).

Planning History

6. No relevant planning history.

The Site and its Environment

7. The application site is located entirely within the established development envelope of Bottisham.

8. The prevailing character of the High Street in the immediate vicinity of No. 56 is defined by a sensitive blend of a historic, linear village core and low-density residential development
9. While the property itself is not a listed asset and sits outside the designated Bottisham Conservation Area boundary, its physical proximity places it within the setting of the Conservation Area. Its location directly on the High Street places it near several heritage assets. Notable Grade II-listed buildings are in proximity, including Nos. 52, 59, and 66 High Street.
10. The site is situated within the established village core and is flanked by residential properties on either side.
11. The application site forms a deep commercial plot containing a single-storey building subdivided into 8 individual business units and associated hardstanding, parking and access. The plot and building footprint run perpendicular to the High Street, extending back into the site.
12. The site features a subdivided layout running back from the road, hosting community-facing Class E uses. The current active uses occupying the site units include a café/cake shop, a local personal-training fitness studio/gym, a barber, and a flooring shop. While the supporting planning statement indicates the intended use of a building unit, the supporting plans do not provide detailed internal layouts for the proposed uses, as the overriding intent is to secure site-wide Class E flexibility rather than to seek prescriptive permission for each business or tenant currently occupying the site. This overarching approach aims to establish a comprehensive Class E site consent, thereby allowing future tenants and businesses within the same use class to change or occupy the units freely, without requiring further planning permission for a change of use.
13. Vehicular and pedestrian access to the site is gained directly from the High Street via the existing, well-established access point. The front of the site features an open, level tarmac forecourt positioned immediately adjacent to the public footpath. This front forecourt serves as a dedicated on-site parking and loading zone, accommodating customer vehicles and delivery-tracking layouts comfortably within the site boundaries.
14. Situated at the far rear of the site is a range of storage containers. These containers provide essential ancillary commercial storage for the operations of the onsite business units.
15. Open countryside abuts the western boundary (rear) of the site.
16. A portion of the site (specifically Units 2–5) was granted full planning permission under a previous application for a change of use to a veterinary practice (Use Class E(e)).
17. The site is located within Flood Zone 1 of the Environment Agencies 'Maps for Planning.'

Responses from Consultees

18. Responses were received from the following consultees:

- Local Highways Authority
- Environmental Health Officer
- Trees Officer
- Conservation Officer
- Parish Council
- Ward Councillors

19. These are summarised below. The full responses are available on the Council's website.

Local Highways Authority - 23 February 2026

20. No significant adverse effect upon the public highway should result from this proposal, should it gain benefit of planning permission.

Further consultation response - 29 April 2026

21. The additional drawing does not alter the original comments raised in the consultation response dated 23rd February 2026.

ECDC Environmental Health Officer – 05 May 2026

22. Minded to object to a Class E change of use as far more encompassing and concerned about the impact on residential amenity.

23. Raised concerns over suggested opening hours and recommends retaining them as close to the previous site operating hours, with flexibility over closing times but less on opening hours. Also seeking to restrict delivery hours in line with opening hours.

24. Seeking additional information on the potential food business mentioned in the application form. Request further information on odour and noise control from the external extraction system.

25. Included Commercial waste duty of care documents so the applicant can ensure they are disposing of their waste legally.

26. Recommended a condition restricting external lighting with respect to the storage containers.

27. Suggested conditions in relation to preventing amplified music/loudspeakers in the external areas and restricting external dining hours if minded to approve.

28. Notes that the application is purely for change of use and not operational development. In this instance, if only commenting on the change of use to Class E would raise an objection, they may wish to make additional comments once questions have been answered.

Further consultation response – 28th May 2026

29. Provided some additional comments after recent discussion, where we discussed potential conditions to protect the amenity of neighbouring properties.

Confirms that with the agreed conditions in place, they would not wish to raise an objection to the proposal, but the applicants should be advised that planning permission does not confer immunity from action under statutory nuisance. Either by local authority or a private individual.

ECDC Trees Officer – 18 May 2026

30. No significant tree-related implications.

Further consultation response – 21 May 2026

31. The site is not within a conservation area, and no TPO protects the trees. Aerial imagery confirms that the removed vegetation was small and had no significant amenity value.

ECDC Conservation Officer – 23 April 2026

32. No conservation implications.

Bottisham Parish Council– 05 Feb 2026

33. Objects to the application due to the application being incomplete and misleading. States that a container rental/storage operation is in use on the site and not declared in the application. Concerns that the use doesn't fall within Class E.

34. Additional objections relating to excessive proposed opening hours, inadequate assessment of heritage impacts, traffic and car parking pressures.

35. The retrospective nature of several uses on the site.

36. Supportive of village-serving businesses on the site, but the cumulative impact of uses has not been assessed.

37. Requesting the application is called in and determined by the planning committee.

Further consultation response – 16 Feb 2026

38. Objects to the application.

39. Recognises the community context and supports appropriate commercial uses that serve the village and contribute positively to village life.

40. Raises significant planning concerns, incomplete and misleading application, inappropriate use class for undeclared business (storage containers), excessive operating hours, heritage impact, biodiversity and loss of green infrastructure, policy compliance, traffic and parking impact, retrospective development, enforcement and cumulative impact.

41. States that a container rental/storage operation is in use on the site and not declared in the application. Concerns that the use doesn't fall within Class E.

42. Additional objections relating to excessive proposed opening hours, inadequate assessment of heritage impacts, traffic and car parking pressures.

43. The retrospective nature of several uses on the site.

44. Supportive of village-serving businesses on the site, but the cumulative impact of uses has not been assessed.
45. Requesting the application is called in and determined by the planning committee.
- Further consultation response – 19 May 2026**
46. Objects to the application and request for committee determination.
47. Raising concerns over material misrepresentation of storage units, blanket Class E usage (being inappropriate without individual assessment), failure to meet statutory biodiversity requirements, and the cumulative impact not being assessed.
48. In addition, enforceability concerns over conditions and clarification on the enforcement position (regarding public confidence). Lastly, missing information and further questions requiring answers regarding the points raised.
49. Lack of transparency and recognises that the tenants and small businesses acted in good faith.
- Ward Councillors – 09 March 2026**
50. Cllr. John Trapp: Requested application to be determined by the Planning Committee.
51. Site notices were displayed near the site on 13th February 2026 and on 28th April 2026. An advertisement was published in the Cambridge Evening News on 27th January 2026.
52. Neighbours – 18 neighbouring properties were directly notified by letter. 23 responses have been received with the following comments:

Objections & Concerns

- Highway Safety & Traffic.
- Parking Provision
- Residential Amenity & Noise
- Visual Impact & Street Scene
- Impact on Heritage Assets
- Scale of Use (Blanket Class E)
- Operational Details: (excessive opening hours and specific operations, including takeaway food sales and the use of storage containers)
- Environmental & Drainage Impact
- Site Management (future over-intensification and contamination concerns linked to the site's historic use as a garage)
- Application Deficiencies (retrospective nature of the application for unauthorised development, a lack of sufficient technical information submitted by the applicant, and perceived inadequacies in the initial neighbour consultation process)

Support & Benefits

- Brownfield Re-use
- Village Asset
- Amenity & Wellbeing

- Siting Compatibility

The Planning Policy Context

53. *East Cambridgeshire Local Plan 2015 (as amended 2023)*

GROWTH 1 (Levels of housing, employment and retail growth)
 GROWTH 2 (Locational Strategy)
 GROWTH 5 (Presumption in favour of sustainable development)
 EMP 1 (Retention of existing employment sites and allocations)
 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 11 (Conservation Areas)
 ENV 12 (Listed Buildings)
 COM 1 (Location of retail and town centre uses)
 COM 4 (New community facilities)
 COM 7 (Transport impact)
 COM 8 (Parking provision)

Cambridgeshire and Peterborough Waste and Minerals Local Plan 2021
 (Not applicable due to the scale and nature of development)

54. *Supplementary Planning Documents*

Design Guide SPD
 Flood and Water SPD
 Climate Change SPD
 Natural Environment SPD

55. *Cambridgeshire-Peterborough Local Nature Recovery Strategy (LNRS) (December 2025)*

56. *National Planning Policy Framework (December 2024) (NPPF)*

Chapter 2 (Achieving sustainable development)
 Chapter 4 (Decision-making)
 Chapter 6 (Building a strong, competitive economy)
 Chapter 7 (Ensuring the vitality of town centres)
 Chapter 8 (Promoting healthy and safe communities)
 Chapter 9 (Promoting sustainable transport)
 Chapter 11 (Making effective use of land)
 Chapter 12 (Achieving well-designed places)
 Chapter 14 (Meeting the challenge of climate change, flooding and coastal change)
 Chapter 15 (Conserving and enhancing the natural environment)
 Chapter 16 (Conserving and enhancing the historic environment)

57. *Draft National Planning Policy Framework (December 2025)*

- Chapter 3 (Decision-making policies)
- Chapter 4 (Achieving sustainable development)
- Chapter 5 (Meeting the challenge of climate change)
- Chapter 7 (Building a strong, effective economy)
- Chapter 8 (Ensuring the vitality of town centres)
- Chapter 12 (Making effective use of land)
- Chapter 14 (Achieving well-designed places)
- Chapter 15 (Promoting sustainable transport)
- Chapter 16 (Promoting healthy communities)
- Chapter 17 (Pollution, public protection and security)
- Chapter 18 (Managing flood risk and coastal change)
- Chapter 19 (Conserving and enhancing the natural environment)
- Chapter 20 (Conserving and enhancing the historic environment)

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.

58. *Planning Practice Guidance*

Planning Material Consideration and Comments

59. The main planning considerations relevant to the determination of this application relate to:

- Principle of Development
- Visual Amenity
- Residential Amenity
- Historic Environment
- Waste
- Highways, Access and Movement
- Ecology and Biodiversity
- Trees
- Flood Risk, Drainage
- Energy and Sustainability

Principle of Development

60. Policy GROWTH 2 of the East Cambridgeshire Local Plan 2015 (as amended 2023) provides the locational strategy for development within the district and provides a hierarchy for the location of development. That hierarchy seeks to focus the majority of development on the market towns of Ely, Soham and Littleport. It provides for more limited development within villages within a defined development envelope. The policy states that outside defined development envelopes, development will be

strictly controlled to protect the countryside and the setting of settlements and will be restricted to the exceptions listed within the policy.

61. The application site is located wholly inside the defined development envelope for Bottisham.
62. The development represents the sustainable reuse of an existing brownfield site within a defined development envelope. Developing on an established, previously developed employment site rather than encroaching into the open countryside means the development aligns with the sustainable locational strategy mandated by Policy GROWTH 2 of the East Cambridgeshire Local Plan 2015 (as amended 2023).
63. Policy EMP 1 seeks to protect established employment sites from losing their job-generating capacity.
64. Because this proposal involves a change of use from Class B2 to a broader Class E commercial use, it technically constitutes a departure from the definition of 'employment purposes' outlined in the policy.
65. However, the material harm of this policy conflict is partly mitigated by the long-term vacancy of the former garage, meaning no active industrial employment is being displaced. In addition, Criterion (b) of the policy allows for the partial loss of employment uses if 'The redevelopment...would bring significant environmental or community benefits which outweigh the partial loss.'
66. The development introduces a viable Class E commercial footprint that directly safeguards the site's status as an active, job-generating economic asset. Rather than leaving a prominent site redundant within the defined development envelope, transitioning the footprint to flexible commercial use helps retain local employment opportunities. It maximises the site's long-term economic productivity in a format better suited to its residential context.
67. While a technical conflict with Policy EMP1 exists due to the total loss of the B2 use, the proposal actively supports the broader economic and job-retention objectives of the policy and wider local plan. In accordance with Criterion (b) of Policy EMP1, the cessation of a B2 industrial use adjacent to residential properties delivers environmental benefits regarding noise and amenity protection. Given these clear site-specific benefits and the retention of a commercial use, this policy conflict results in no material harm. It should be afforded only a limited to moderate weight in the final planning balance.
68. Policy COM 1 of the East Cambridgeshire Local Plan 2015 (as amended 2023) aims to protect and enhance the vitality and viability of designated town centres.
69. Whilst Policy COM 1 of the East Cambridgeshire Local Plan 2015 (as amended 2023) demands a Town Centre First Strategy, it explicitly states that small-scale retail, commercial, or service proposals designed specifically to meet the day-to-day needs of a local neighbourhood or rural village community are generally supported.

70. In this instance, the principle of development satisfies these criteria. The scale and character of the Class E uses are commensurate with the size of the settlement, ensuring it functions as a localised asset rather than a regional draw.
71. Furthermore, the site is situated within a defined development envelope, making it well-integrated and highly accessible by walking, cycling, and public transport for residents.
72. Finally, given its limited floorspace, the development does not harm the overarching retail hierarchy of the district, thereby meeting the exception criteria set out in the policy. As such, the principle of development is acceptable in relation to Policy COM 1 of the East Cambridgeshire Local Plan 2015 (as amended in 2023).
73. Policy COM 4 of the East Cambridgeshire Local Plan 2015 (as amended 2023) supports the creation or improvement of local community, health, and service facilities within settlement boundaries, subject to certain criteria.
74. The change of use from an industrial garage to a Class E site aligns with the core criteria of Policy COM 4 of the East Cambridgeshire Local Plan 2015 (as amended 2023). The NPPF includes local shops and sports venues (e.g. paragraph 88) in the definition of community facilities, which are encompassed by Class E and established within the site. Located within the defined development envelope, the site is highly integrated and easily accessible to the local catchment population by walking, cycling, and public transport, reducing the reliance on private car journeys.
75. Furthermore, the transition away from a more intensive industrial use to a less intensive commercial use ensures that the scale and nature of the operations will not have a significant adverse impact on the character of the locality.
76. By virtue of this, the proposal successfully protects the residential amenities of nearby occupiers while introducing an adaptable, low-impact local service that satisfies the criteria and objectives of Policy COM 4 of the East Cambridgeshire Local Plan 2015 (as amended 2023).

Visual Amenity

77. Policies ENV 1 and ENV 2 of the East Cambridgeshire Local Plan 2015 (as amended 2023) require new development to complement the existing built form and relate sympathetically to its surroundings in terms of location, layout, scale, massing, materials, and colour.
78. Policy ENV1 requires proposals to ensure that location, layout, scale, form, massing, materials and colour create positive, complementary relationships with existing development and enhance where possible. Proposals must respond positively to local context and architectural traditions, enhance the area's character and quality, and contribute to the public realm.
79. Policy ENV2 specifically requires all development proposals to be designed to a high quality, enhancing and complementing the local distinctiveness and public amenity by relating well to existing features and introducing appropriate new designs.

80. Chapter 12 of the National Planning Policy Framework seeks to ensure high-quality, beautiful and sustainable proposals, stating this to be fundamental to what the planning and development process should achieve. The policy requires proposals to function effectively and enhance the overall quality of the area over the lifetime of the development.
81. The development proposes to make little visual amendments to the external fabric of the building, simply changing the use of the site. Therefore, the site will still have a functional character and appearance akin to its former use.
82. Having fully assessed the comments raised within consultee and neighbour representations, and the prevailing theme of concern regarding the storage containers, by virtue of their specific positioning toward the rear of the site, their low-profile height of less than three metres (9.8 feet), and uniform colour, it cannot be said they form an overly prominent or discordant feature within the wider street scene, thereby avoiding any significant adverse impact upon the visual landscape. A structure being visible from private residential viewpoints or the public realm does not, in and of itself, constitute a robust or defensible reason for refusal. The critical test is whether that visibility results in demonstrable visual harm or an unacceptable impact on local character.
83. Furthermore, given the significant separation distances to the nearest boundaries and existing boundary screening, the containers do not result in any significant harmful impacts on adjoining properties in terms of loss of daylight, privacy, or an overbearing effect. This element of the development successfully maintains a satisfactory relationship with neighbouring residential occupiers.
84. The scale of the overall development has been illustrated within the submitted drawings to be limited and not significantly alter the way the application site is interpreted or its relationship with or visual impact on the public realm. For these reasons, the development is not considered to have a detrimental impact on the character and appearance of the site or the wider surrounding context. It aligns with Policies ENV 1 and ENV 2 of the East Cambridgeshire Local Plan 2015 (as amended 2023).

Residential Amenity

85. Policy ENV2 of the East Cambridgeshire Local Plan 2015 (as amended 2023) seeks to protect the residential amenity which would be enjoyed by both future occupiers of the development and occupiers of existing properties close to the site.
86. Policy ENV 9 of the East Cambridgeshire Local Plan 2015 seeks to protect residential occupiers from noise, smell, vibration and other forms of pollution.
87. A high level of public interest has been generated by this application, with third-party representations from adjacent residential properties raising the following primary concerns:

88. **Visual Intrusion and Overbearing Impact:** Concerns regarding the prominent scale, industrial appearance, and positioning of the commercial storage containers relative to neighbouring boundaries.
89. **Noise and Disturbance regarding operational details:** Apprehension regarding noise breakout, increased footfall, and potential general disturbance stemming from the day-to-day operational use of the new Class E businesses situated close to residential properties.
90. The ECDC Environmental Health Officer was consulted and said they would be supportive of a change of use to Class E(g)(iii) but have concerns about the potential impact of the more encompassing Class E use on residential amenity. Additional information was requested on odour/noise from the food business extraction system, and on the use of robust planning conditions to control operational noise and business parameters formally.
91. Following further detailed discussion and the mutual provisioning of strict planning condition wording, the ECDC Environmental Health Officer is content that with said conditions in place, no formal objection will be raised. This is subject to the implementation of robust planning conditions to control operational details and protect the surrounding area formally.
92. Having fully evaluated these concerns, it is considered that the retrospective change of use and the configuration of the site accords with Policies ENV 2 and ENV 9 of the East Cambridgeshire Local Plan 2015 (as amended 2023), subject to the imposition of appropriate planning conditions.
93. In terms of the visual impact of the storage containers, their positioning toward the rear of the deep plot, uniform colouring, and low-profile height ensure they do not form an overly prominent or discordant feature in the wider street scene, thereby safeguarding the visual amenities of the area. While their physical presence remains visible to nearby occupiers, being visible from private residential viewpoints does not constitute a defensible reason for refusal. Because the structures do not cause a demonstrable loss of daylight, privacy, or an unacceptably overbearing effect, they carry neutral weight in the final balance and comply with Policy ENV 2.
94. Regarding operational noise and disturbance, any remaining localised concerns are not considered insurmountable. Replacing an intensive automotive workshop with a flexible Class E planning unit improves the area's compatibility with its residential surroundings. To ensure that future business tenants or institutions can continue to operate lawfully without escalating impacts, any residual risks, including potential noise breakout and hours of operation, are deemed to be successfully controllable through the imposition of planning conditions.
95. Regarding third-party representations concerning 'Environmental impact of potential localised pollution (from surface water runoff and the legacy of the site's previous commercial usage) these concerns are considered to be adequately mitigated through separate regulatory controls. The 'above-ground' and 'below-ground' environmental risks are addressed via the recommended restrictive planning conditions concerning mechanical plant and unexpected land contamination. In respect of drainage, as the application primarily concerns a change of use of

existing structures, the proposal is not expected to alter the site's drainage dynamics materially.

96. Therefore, subject to compliance with conditions restricting operating hours, delivery times, and container retention and use, the development is considered acceptable and complies fully with Policy ENV 2 and Policy ENV 9 of the East Cambridgeshire Local Plan 2015 (as amended 2023).

Historic Environment

97. Policies ENV 11 and ENV 12 of the East Cambridgeshire Local Plan 2015 (as amended 2023) require development proposals to preserve or enhance the character, appearance and setting of conservation areas and listed buildings.
98. The existing street-facing building frontage, scale, and overall footprint of the site have been fully maintained. So, the retrospective change of use introduces no major structural changes or visual conflicts with the street scene.
99. Whilst the application site is situated in the wider vicinity of a collection of Grade II listed buildings, the separation distance ensures the site is not in close enough proximity to impact the setting of these heritage assets negatively.
100. The application site is explicitly located outside the designated boundary of the Bottisham Conservation Area.
101. Concerns raised by representations and consultees regarding the impact on the historic environment through the introduction of modern commercial activity on the site have been carefully noted. Following a formal consultation on this application, the ECDC Conservation Officer raised no issues or conservation implications regarding the development's impact on the historic environment. Since the development maintains the original building frontage and involves minimal external structural alterations, massing increases, or invasive signage, it introduces no adverse visual changes to the historic street scene.
102. Consequently, the development complies with Policies ENV 11 and ENV 12 of the East Cambridgeshire Local Plan 2015 (as amended 2023) and the National Planning Policy Framework (NPPF).

Waste

103. Policy ENV 2 of the East Cambridgeshire Local Plan requires proposals to comply with the County Council's RECAP Waste Management Design Guide Supplementary Planning Document.
104. A Commercial Waste Duty of Care document has been forwarded to the applicant, following advice from the ECDC Environmental Health Officer, to ensure statutory compliance with waste disposal regulations. Notice has been given that utilising the Council's residential kerbside collection for this proposal's waste is strictly prohibited and constitutes an offence.

105. The ECDC Environmental Health Officer raised no further concerns around this element; the development is therefore considered compliant with Policy ENV 2 of the East Cambridgeshire Local Plan regarding waste management.

Highways, Access and Movement

106. Policy COM 7 and COM 8 of the East Cambridgeshire Local Plan 2015 (as amended 2023) seek to ensure that all new developments do not harm the local transport network and highway safety, along with ensuring adequate parking provision.
107. Chapter 9 of the National Planning Policy Framework supports an appropriate mix of uses across an area and promotes active travel modes. It also states the importance of protecting existing highway networks and ensuring impacts are adequately addressed.
108. The development utilises the existing access arrangements directly off the High Street.
109. The layout incorporates designated off-street parking bays within the existing hardstanding areas to serve the staff and visitors. Moreover, additional ancillary parking has been introduced at the rear of the site.
110. The quantum of vehicle parking spaces is considered sufficient to meet the operational demands of the businesses, thereby preventing overspill parking onto the High Street, and adequate visibility splays are maintained at the site egress, ensuring safe vehicle tracking and pedestrian awareness.
111. Representations have been received that express concern over peak-period delivery conflicts and potential parking overspill onto the high street. Following a formal consultation on this application, the Local Highways Authority raised no concerns in respect of the development's impact upon the public highway, stating that no significant adverse effect upon the public highway should result from this proposal.
112. Following the submission of additional documents, the Local Highways Authority was consulted again and stated that the changes do not alter the original comments raised in the consultation response.
113. Whilst the concerns from consultees and residents have been considered, the Local Planning Authority (LPA) must rely on the professional and technical expertise of the Highway Authority when assessing road safety and network capacity. Consequently, without an objection from the statutory body, the LPA has no planning grounds to refuse the scheme on highway impact. Furthermore, any vehicle parking or obstruction on the public High Street is an enforcement matter for the highway authority and the police. It falls entirely outside the LPA's jurisdiction and control.
114. The proposal is therefore considered to remain in accordance with Policy COM 7 and COM 8 of the East Cambridgeshire Local Plan 2015 (as amended 2023) regarding highway safety and parking provision.

Ecology and Biodiversity

115. Policy ENV 7 of the East Cambridgeshire Local Plan 2015 (as amended 2023) seeks to protect and enhance the district's natural environment.
116. Chapter 15 of the NPPF seeks to promote the recognition of the intrinsic character and beauty of the countryside and the wider benefits of protecting a site's natural features and ecosystems.
117. The development does not include any works to, or removal of, surrounding habitats; therefore, it is considered to cause no significant impacts upon the natural environment, in accordance with Policy ENV 7 of the East Cambridgeshire Local Plan 2015 (as amended 2023).
118. The Cambridgeshire-Peterborough Local Nature Recovery Strategy (LNRS) (December 2025) is a statutory document which plans, maps and creates priorities for nature in a given area. Local authorities must have regard to any relevant LNRS through the exercise of their functions, including as a local planning authority (see S40(2A) of the NERC Act 2006).
119. Amongst other matters, the LNRS identifies on a map (the 'habitat map') "areas that could become of particular importance for biodiversity" (ACB sites), which have been determined to offer the potential to become important if measures were taken to improve the habitats on that particular site. For this application, it has been determined that no LNRS ACB site aligns with the planning application site area, and there is no other apparent reason why the LNRS is an important determining factor for this application. As such, very little weight has been given to the content of the LNRS in reaching a recommendation for this planning application.
120. No biodiversity enhancements have been proposed within the site. Notwithstanding this, the application proposes to change only the site's use, with a de minimis impact on on-site habitats.
121. Furthermore, the development does not fall under the statutory duty to secure at least 10% biodiversity net gain (BNG). Therefore, a BNG metric was not required for the submission. This is due to the proposal's retrospective nature: under the UK's statutory framework, a fully retrospective planning application (submitted under Section 73A of the Town and Country Planning Act 1990) means the development is legally exempt from mandatory Biodiversity Net Gain (BNG) requirements.
122. In summary, the proposal is considered to comply with Policy ENV 7 of the East Cambridgeshire Local Plan 2015 (as amended 2023).

Trees

123. Policy ENV 7 of the East Cambridgeshire Local Plan 2015 (as amended 2023) requires development proposals to protect the biodiversity and geological value of land, and minimise harm to, or loss of, environmental features including trees and hedgerows. Policy ENV 2 of the East Cambridgeshire Local Plan 2015 (as amended 2023) states that development proposals should retain existing important

landscaping, natural and historic features, and include landscape enhancement schemes.

124. The development does not include any works to, or removal of, trees on or around the site. Consequently, an Arboricultural Impact Assessment was not required as part of the planning submission. The proposal is strictly limited to a retrospective change of use using the existing built structure. It requires minimal external physical work, thereby ensuring little impact on the root protection areas, health, or longevity of any adjacent arboricultural features.
125. Regarding the concerns raised by representations and consultees concerning trees and hedging, the ECDC Trees Officer has confirmed that the development carries no significant arboricultural implications. Furthermore, the site is not located within a Conservation Area, nor are any of the trees subject to a Tree Preservation Order (TPO). Any vegetation previously removed from the site is not considered to have possessed significant public amenity value, nor did it meet the size thresholds required to trigger statutory protection.
126. The proposal is therefore considered to satisfy the requirements of Policy ENV 7 and ENV 2 and of the East Cambridgeshire Local Plan 2015 (as amended in 2023) regarding the protection and enhancement of the natural environment.

Flood Risk, Drainage

127. Policy ENV 8 of the East Cambridgeshire Local Plan 2015 (as amended 2023) requires all developments to contribute to an overall reduction in flood risk and to strictly apply the sequential and exception tests. Development should normally be located in Flood Zone 1 and will not be permitted where it would increase the risk of flooding on-site or elsewhere, compromise flood defences, or create unsafe access during flooding events.
128. Paragraph 176 of the NPPF states that the sequential test does not need to be applied for applications for Change of Use (except for a change of use to a caravan, camping or chalet site, or to a mobile home or park home site), nor the exception test, but should still meet the requirements for site-specific flood risk assessments set out in footnote 63.
129. Footnote 63 goes on to say that a site-specific flood risk assessment should be provided for all development in Flood Zones 2 and 3. In Flood Zone 1, an assessment should accompany all proposals involving: sites of 1 hectare or more; land which the Environment Agency has identified as having critical drainage problems; land identified in a strategic flood risk assessment as being at increased flood risk in future; or land that may be subject to other sources of flooding, where its development would introduce a more vulnerable use.
130. The application site is situated entirely within Flood Zone 1, which represents the lowest category of fluvial flood risk with a less than 1 in 1,000 annual probability of river or sea flooding. As a result, the retrospective change of use does not require a formal Sequential Test or a standalone Flood Risk Assessment (FRA). Furthermore, the development utilises an existing building footprint.

131. In respect of drainage, again, as the development primarily concerns a change of use of existing structures, the proposal is not expected to alter the existing drainage dynamics of the site materially. Any minor localised drainage modifications required to support the development will be subject to standard Building Regulations approval.
132. The proposal therefore fully accords with Policy ENV 8 of the East Cambridgeshire Local Plan 2015 (as amended 2023), regarding sustainable water management, drainage and flood risk mitigation.

Energy and Sustainability

133. Policy ENV 4 of the East Cambridgeshire Local Plan encourages all proposals for new development to aim for reduced or zero carbon development in accordance with the zero-carbon hierarchy: first maximising energy efficiency and then incorporating renewable or low carbon energy sources on site as far as practicable. The policy requires applicants to demonstrate how they have considered all aspects of sustainable design and construction.
134. Chapter 14 of the National Planning Policy Framework encourages all development to include sustainability measures within proposals.
135. No specific sustainability measures have been proposed. However, because the application is for a change of use only, it secures the retention and reuse of an existing building, which is an inherently sustainable measure. Although the lack of further targeted measures weighs against the scheme, this factor alone does not constitute a reason for refusal.

Human Rights Act

136. 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

137. 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.

Other Matters

Existing Approvals

138. Units 2–5 are occupied by an existing veterinary practice, which is a Class E(e) use, that has already received formal planning permission.

Other uses/activities

139. While the Local Planning Authority (LPA) is aware of other active uses and business activities across the wider site, these elements do not form part of this specific planning application. The purpose of this application is to establish a comprehensive Class E site-wide consent rather than to grant prescriptive permissions for each unit or tenant. Consequently, this application is evaluated based on regularising the overarching retrospective change of use to Class E, ensuring that current and future business tenants, or any institutions that fall under Class E, can continue to operate lawfully and transition seamlessly.
140. Site-wide consent establishes a definitive, enforceable planning baseline for the entire site. This comprehensive approach allows the Local Planning Authority to re-establish planning control over the site. By tying this overarching baseline use to a unified set of site-wide planning conditions, the council secures long-term regulatory oversight to protect local amenity and effectively manage future operations.

Incomplete/Inaccurate Submission

141. While the retrospective nature of this application meant certain baseline details were unavailable at the validation stage, the Local Planning Authority has proactively worked with the applicant to address these deficiencies. These supplemental details were provided after the initial filing and provided sufficient clarity for technical consultees to evaluate the scheme's impacts fully.
142. For the avoidance of doubt, the existing takeaway food business does not form part of this application. While robust evidence has been received demonstrating that the storage containers are actively advertised in the local village magazine for independent hire, the applicant has not requested an update to the application to reflect private commercial lettings. Consequently, the Local Planning Authority must determine the application as it stands on the submitted information—which details the storage containers as ancillary storage for the businesses on site—whilst remaining cognisant of this conflicting evidence.
143. Furthermore, the granting of this permission does not confer, imply, or grant any planning approval for the takeaway food business or the self-storage units as private commercial lettings, neither of which the Local Planning Authority deems to fall within Class E use. If this application is approved, the takeaway food business—if it remains in operation—will be dealt with entirely separately under a separate planning or enforcement workflow, alongside any continuation of the storage

containers as private commercial lettings or, in fact, any deviation of the intended use of the storage containers as ancillary storage for the onsite businesses.

144. It is therefore considered that the information now held is sufficient and robust to enable a definitive determination of the application, with any residual operational ambiguities securely managed through enforceable planning conditions or enforcement measures.

Retrospective Nature

145. Under Section 73A of the Town and Country Planning Act 1990, applicants are legally entitled to apply for retrospective planning permission to regularise development or changes of use that have already taken place. A retrospective application must be assessed entirely on its own planning merits, without prejudice or punitive bias. The primary focus of the assessment remains whether the development complies with national and local planning policies and whether its ongoing impacts can be acceptably managed.

Blanket Class E vs Case by Case

146. Regarding representations requesting a site-specific, case-by-case restriction rather than a broader Class E permission, the concerns raised by third parties concerning localised amenity impacts are recognised. However, the statutory framework governing Class E includes inherent limitations designed to maintain compatibility with residential areas. When balanced against these statutory definitions, the introduction of targeted planning conditions is considered a proportionate mechanism to manage potential amenity impacts without the need for exceptional restrictions on the use class itself.
147. Under the Town and Country Planning (Use Classes) Order, Class E consolidates a wide range of commercial, business, and service uses. The legislation explicitly designs Class E uses to be broadly compatible with residential areas. Strict internal restrictions are already built into the definition to secure this compatibility:
148. **Class E(d) (Indoor Sport/Recreation):** Explicitly excludes noisy activities such as motorised sport, firearms, swimming pools, and skating rinks.
149. **Class E(g) (Uses can be carried out in a residential area):** Mechanically restricted to operations that cause no detriment to local amenity by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust, or grit.
150. Because the law permits flexible movement within Class E to support commercial vitality, a change from the currently assessed use to another use within the same class does not constitute 'development'. It cannot legally require a fresh planning application.
151. To address potential concerns regarding future changes of use within Class E, it is proposed to apply two specific planning conditions as a safeguarding measure:
152. **Restriction of Permitted Development (PD) Rights for Operational Development:** A specific condition will be attached to remove PD rights for external alterations. Any future occupier wishing to install external plant or machinery—such as extractor fans, flues, or air-conditioning units—will require express planning

permission. This ensures the LPA retains full control over, and can demand rigorous technical assessments for, any physical additions that might cause noise or odour issues.

153. **Class E Confinement:** Mirroring the robust approach taken on the veterinary practice, a restrictive condition will explicitly state that the premises can only be used for purposes falling strictly within Class E. Any future proposal to shift to a use outside of this class will strictly require a new, full planning application subject to public consultation.
154. The combination of statutory Class E safeguards and the recommended restrictive planning conditions provides a robust mechanism to protect neighbouring residential amenity, making a restrictive, site-specific sub-classification unnecessary.

Cumulative Impact

155. While individual units may have a minor impact, their cumulative effect will be strictly managed through a comprehensive suite of site-wide planning conditions. These include coordinated restrictions on opening hours, synchronised delivery schedules, formal parking arrangements, and noise restrictions. It is considered that these integrated management measures will effectively mitigate the combined operational impacts, preventing any detrimental cumulative harm to the wider area.

Future Intensification

156. Regarding third-party representations concerning the potential future intensification of activities on the site, it is acknowledged that a flexible Class E use can lead to varying operational patterns depending on the occupier. However, concerns regarding intensification remain speculative at this stage. Intensification, in planning terms, is a matter of fact and degree; any future escalation of use that fundamentally alters the character of the site or creates a material change of use would fall outside the scope of this permission and require a separate planning assessment. Furthermore, potential amenity impacts associated with increased site activity remain manageable through the recommended restrictive conditions and the overarching limitations set out in the Use Classes Order. Consequently, speculative concerns about intensified use are not a sustainable basis for withholding permission, as adequate regulatory frameworks exist to manage and control the site's operations.

Land contamination from previous use

157. Regarding potential ground contamination, given the site's historical commercial use, the legacy of past usage is a material consideration, and the responsibility for securing a safe development rests firmly with the developer. Given that the current proposal focuses primarily on a change of use to Class E with limited ground disturbance, the localised risks to human health and the wider environment are considered manageable. To ensure full regulatory compliance and to safeguard the site's future occupiers, a standard unexpected contamination condition is recommended. This mechanism mandates that, if any previously unidentified contamination is encountered during any associated works, operations must cease immediately until a rigorous risk assessment and remediation strategy are approved by the Local Planning Authority. Consequently, while the site's historical context is

acknowledged, land contamination does not constitute a sustainable barrier to the granting of planning permission.

Perceived inadequacies in initial neighbour consultations

158. In response to these procedural concerns, it is confirmed that the Local Planning Authority has undertaken notification in strict accordance with the statutory requirements set out in the Town and Country Planning (Development Management Procedure) (England) Order 2015. Notification letters were dispatched to all immediately adjoining occupiers, and site notices were displayed in a prominent public location. Following the receipt of subsequent third-party comments and amendments, the consultation window was extended where necessary to ensure all interested parties had a fair and transparent opportunity to review the submissions. Given that a large number of public representations have been received and fully considered in this report, the consultation process is deemed to have met the necessary legislative and local standards, ensuring that no party has been materially disadvantaged.

Planning Balance

159. Under Section 38(6) of the Planning and Compulsory Purchase Act 2004, applications must be determined in accordance with the development plan unless material considerations indicate otherwise.
160. The application site is located wholly inside the defined development envelope for Bottisham. The principle of development is fundamentally acceptable under Policy GROWTH 2 as it represents the sustainable and efficient reuse of an existing brownfield commercial site. The scheme strictly aligns with the district's sustainable locational strategy, which carries substantial weight in the planning balance.
161. In addition, the development successfully meets the local-scale exception criteria set out within Policy COM1. The policy explicitly supports small-scale commercial or service proposals designed specifically to meet the day-to-day needs of rural village communities. Furthermore, the scheme demonstrates clear compliance with Policy COM4. Situated within the development envelope, the site is highly integrated and easily accessible to the local catchment population by walking, cycling, and public transport, thereby reducing reliance on private cars. Crucially, the transition away from a historically intensive, industrial garage to a less intensive Class E commercial use represents a significant planning benefit. This accrues substantial weight in the planning balance.
162. While a technical departure from Policy EMP1 occurs due to the loss of B2 floor space, this conflict results in no material harm because an active commercial, job-generating footprint is retained. Given that the scheme secures significant environmental benefits by removing an incompatible industrial use from a residential setting—and re-establishes strict planning control through enforceable site-wide conditions—this policy departure is afforded only limited to moderate weight.
163. In reaching a balanced recommendation, full and careful consideration has been given to the third-party representations and the prevailing theme of neighbour concern. This includes objections raised regarding the visual and residential amenity impacts of the retained storage containers, potential noise and disturbance

arising from the operational use of the new businesses, and localised parking issues.

164. Regarding the storage containers, while they are visible, visibility from private viewpoints does not provide a defensible basis for refusal. Due to their low-profile height, uniform colouring, and positioning toward the rear of the site, the containers do not form an overly prominent or discordant feature in the street scene, avoiding significant adverse harm under Policy ENV1. Consequently, their physical visibility carries neutral weight in the overall planning balance, as it represents a change in the site's appearance rather than a source of demonstrable visual or character harm. Furthermore, the separation distances and existing boundary screening ensure no unacceptable loss of daylight or privacy occurs.
165. Furthermore, following detailed discussions and the provision of clear wording for the planning conditions, the ECDC Environmental Health Officer is satisfied that any potential cumulative impact can be managed without a formal objection. The EHO is satisfied that the implementation of robust, site-wide conditions—specifically, controlling operational noise and business parameters—will effectively mitigate the impact of collective commercial activity, ensuring the ongoing protection of local residential amenity.
166. Regarding the parameters of policies ENV2 and ENV9, potential operational impacts specifically relating to nuisance and amenity protection have been carefully assessed. Rather than presenting a conflict with these policies, it is considered that these standard localised amenity and environmental matters can be satisfactorily managed, secured, and mitigated through the imposition of robust planning conditions. Consequently, because these operational factors can be successfully controlled through post-decision mechanisms to achieve compatibility with the surrounding residential context, this complies with the relevant policy criteria and carries neutral weight in the final planning balance.
167. When all material considerations are taken into account, the development delivers clear economic, social, and environmental benefits that align with the presumption in favour of sustainable development. Although the proposal introduces a technical conflict with the strict parameters of Policy EMP1 due to the loss of B2 floor space, and potential baseline conflicts with Policy ENV2 and Policy ENV9 regarding residential amenity and noise, these matters can be managed entirely and satisfactorily through robust planning conditions. The proposal demonstrates compliance with the core spatial, commercial, environmental, and community protection objectives of Policy GROWTH 2, Policy COM1, Policy COM4, Policy COM7, Policy COM8, Policy ENV1, Policy ENV2 and Policy ENV9, the East Cambridgeshire Local Plan 2015 (as amended in 2023), as well as the National Planning Policy Framework.
168. Consequently, the identified policy conflicts result in no material harm, carry limited weight that is clearly outweighed by the identified planning benefits, and the application is recommended for approval, subject to appropriate conditions.

Appendices

Appendix 1 – Recommended Conditions

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

S3717/012A Proposed Site Layout
S3717/SLP Location Plan

Rev A

22 April 2026
08 January 2026

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

- 2 Construction times and deliveries, with the exception of fit-out, shall be limited to the following hours: 0830 to 1800 each day Monday - Friday, 0830 to 1300 Saturdays and none on Sundays, Bank Holidays and Public Holidays.

Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015 (as amended 2023).

- 3 All general commercial deliveries to and collections from the site (including retail stock, trade deliveries, commercial servicing) shall be limited to the following hours: 0830 to 1800 each day Monday - Friday, 0830 to 1300 Saturdays and none on Sundays, Bank Holidays and Public Holidays.

Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015 (as amended 2023).

- 4 The hours of opening shall be limited to the following hours: 0830 to 1800 each day Monday - Friday, 0830 to 1800 Saturdays and 0900 to 1600 on Sundays, Bank Holidays and Public Holidays.

Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015 (as amended 2023).

- 5 Prior to the installation of any external lighting, an external lighting scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include:

A layout plan showing the exact position, height, type, and power of all proposed external luminaires.

Iso-lux contour maps illustrating predicted horizontal and vertical light spill.

Measures to prevent light pollution, glare, and upward light spill.

Details of operational hours and automated curfew time controls.

The external lighting shall thereafter be installed, maintained, and operated strictly in accordance with the approved details, and no other external lighting shall be installed within the site.

Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015 (as amended 2023).

- 6 There shall be no playback or performance of amplified music, and no use of loudspeakers, public address systems, or other sound amplification equipment at any time within any external areas located within the application boundary.

Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015 (as amended 2023).

- 7 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), or any Order revoking and re-enacting that Order with or without modification,

No development otherwise permitted by the aforementioned Order, consisting of:

1. Any physical extension, structural alteration, roof modification, or external architectural change (including under Schedule 2, Part 7, Class A);
2. The installation of external click-and-collect or parcel storage facilities (including under Schedule 2, Part 7, Class C); or
3. The laying down of tarmac, concrete, or alternative hard surfaces (including under Schedule 2, Part 7, Class E),

shall be carried out anywhere within the curtilage of the application site without the prior express grant of a formal planning permission from the Local Planning Authority.

Reason: To ensure the Local Planning Authority retains total oversight regarding the intensity of use and physical form of the site and to safeguard the residential amenity of neighbouring occupiers, in accordance with policies ENV1, ENV2 and ENV9 of the East Cambridgeshire Local Plan 2015 (as amended 2023).

- 7 The change of use of the building, hereby approved, shall be used solely for services within Use Class E (Commercial, Business and Service). The building shall not be used for any other use, outside of Use Class E, of the Town and Country Planning (Use Classes) Order 1987 (as amended) (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification), without written approval from the Local Planning Authority being first obtained.

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

- 9 The parking, turning, and loading areas shown on the approved plan 'S3717/012A Proposed Site Layout Rev A received 22 April 2026' shall be retained in perpetuity solely for the parking, turning, and loading of vehicles by visitors, customers, and staff associated with the development hereby permitted, and shall not be used for any other purpose.

Reason: To ensure that adequate on-site parking and turning provision is maintained in the interests of highway safety and to safeguard the residential amenity of neighbouring occupiers, in accordance with policies COM7 and ENV2 of the East Cambridgeshire Local Plan 2015 (as amended 2023).

- 10 The parking and turning areas located to the front of the commercial units shall be kept clear of obstructions and shall at no time be used for external customer seating, tables, outdoor displays, sales, or any other commercial or business activities.

Reason: To ensure that the designated parking spaces remain available for vehicles in the interest of highway safety, and to safeguard the visual and residential amenity of neighbouring occupiers, in accordance with policies COM7 and ENV2 of the East Cambridgeshire Local Plan 2015 (as amended 2023).

- 11 The storage containers shown on the approved plan 'S3717/012A Proposed Site Layout Rev A received 22 April 2026' shall be limited to a maximum number of 10 containers on the site at any one time, and no container shall exceed a single-storey height. They shall not be stacked one on top of another. The containers shall be sited strictly in accordance with the locations shown on the approved plan and shall not be moved or relocated within the site without the prior written approval of the Local Planning Authority.

Reason: To control the scale and visual impact of the development, prevent an over-intensive use of the site, and safeguard the visual and residential amenity of neighbouring occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015 (as amended 2023).

- 12 The storage containers shall be used solely for ancillary storage purposes associated with the primary business operations hereby permitted. At no time shall the containers be used for independent commercial or industrial purposes, sublet to third parties, or modified to accommodate any commercial processing, open-counter sales, or manufacturing activities.

Reason: To control the scale and visual impact of the development, prevent an over-intensive use of the site, and safeguard the visual and residential amenity of neighbouring occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015 (as amended 2023).

- 13 Within 2 months of the date of this decision notice, full details of the secure arrangements for the storage and collection of commercial refuse and recycling shall be submitted to and approved in writing by the Local Planning Authority. The details shall specify the designated on-site storage area and measures to screen the bins from public view. The approved facilities shall be provided on-site within 1 month of their approval and retained thereafter. No commercial waste bins shall be stored outside of the approved designated area, and all commercial waste collections shall only take place between the hours of 06:30 and 18:00 Monday to Friday, and at no time on Saturdays, Sundays, Bank Holidays, or Public Holidays.

Reason: To ensure a satisfactory form of development, to protect the environment and visual amenity of the locality, and to safeguard the residential amenity of neighbouring

occupiers from noise and odour disturbance, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015 (as amended 2023).

- 14 In the event that contamination is found at any time when carrying out the approved development that was not previously identified, it must be reported immediately in writing to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of the Environment Agency's Land Contamination Risk Management (LCRM) guidelines, and where remediation is necessary, a remediation scheme must be submitted to and approved in writing by the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme, a verification report must be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of the use hereby permitted.

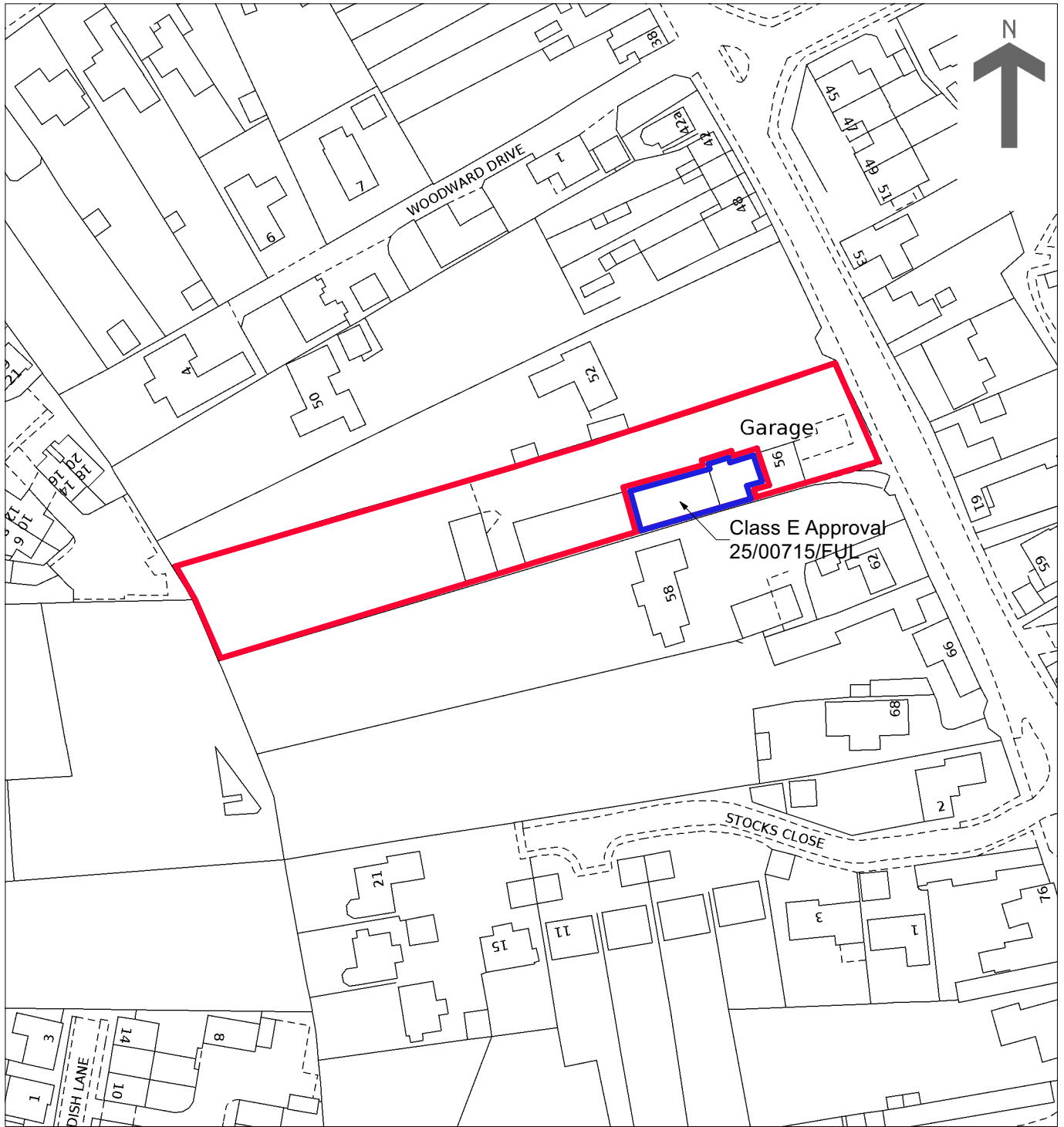
Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with Policy ENV9 (Pollution) of the East Cambridgeshire Local Plan (2015) and national planning guidance.

- 15 No primary cooking, frying, or preparation of hot food requiring mechanical extraction or ventilation equipment shall take place on the premises unless a comprehensive scheme for the installation of odour control, filtration, and mechanical ventilation equipment has first been submitted to and approved in writing by the Local Planning Authority.

The submitted scheme shall include full technical specifications of the equipment, noise output levels (including acoustic mitigation), and the precise location and height of any external discharge flues or extraction vents. The approved equipment shall be fully installed and operational prior to the commencement of any hot food preparation, and thereafter shall be operated, serviced, and maintained in perpetuity in strict accordance with the manufacturer's instructions.

Reason: To enable the Local Planning Authority to retain control over the installation of external plant machinery, and to safeguard the residential and visual amenity of neighbouring occupiers from adverse odour, grease, and noise pollution, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015 (as amended 2023).

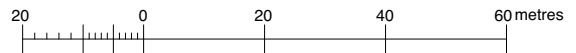
Appendix 2 – Plans



Ordnance Survey Map Reference: TL5460NW

Project
 56 High Street
 Bottisham
 Cambridgeshire CB25 9DA

Scale
 1:1250 @ A4
 Drawing no
S3717/SLP



Title
 Location Plan

Date
 Nov 25

