

TITLE: 25/01073/FUM

Committee: Planning Committee

Date: 5th August 2026

Author: Planning Team Leader

Report No: AB52

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Site Address: Phase 6 Millstone Park Newmarket Road Burwell CB25 0BA

Proposal: Residential development of land at Millstone Park, Burwell (Phase 6) to provide 60 dwellings with associated landscaping, access, drainage and related infrastructure

Applicant: This Land Development Limited

Parish: Burwell

Ward: Burwell

Ward Councillor/s: David Brown
Lavinia Edwards

Date Received: 21 October 2025

Expiry Date: 20 January 2026

Extension of Time Expiry Date:

RECOMMENDATION

1. Members are recommended to grant delegated authority to the Strategic Planning Policy and Development Management Manager to finalise the terms and completion of the s106 legal agreement securing affordable housing, biodiversity net gain, public open space provision and maintenance, sustainable drainage delivery and maintenance, waste and recycling, and monitoring and legal costs, and then APPROVE the application subject to the conditions set out in Appendix 1, or, in the event that the applicant does not agree to any necessary extensions to the statutory determination period to enable the completion of the legal agreement, to REFUSE the application on the grounds that the necessary legal agreement has not been entered into.
2. The application is being heard by committee because it triggers the Councils Constitution in respect of being a full application for over fifty dwellings.

SUMMARY OF APPLICATION

3. The majority of the application site lies within the Policy BUR1 housing allocation. It is noted that, whilst this application is a stand-alone proposal separate to the previously approved phased development for the remainder of the BUR1 site (covered by outline permission 15/01175/OUM), it is nevertheless referred to as Phase 6.
4. The proposal is for the construction of sixty dwellinghouses with associated infrastructure. The proposed development would comprise a mixture of detached and semi-detached dwellinghouses with a small number of flatted maisonettes within the affordable housing element. Access would be taken from the existing spine road that bisects the wider site on a north-south axis and lies along the western site boundary, with a secondary vehicular connection through the northern site boundary to a road permitted under the Phase 3 reserved matters application. The scheme would include open space with natural play equipment along the eastern site boundary and the housing would be separated from the permitted sports fields to the south by a tree-lined road.
5. The full planning application, plans and documents submitted by the Applicant can be viewed online via East Cambridgeshire District Council's Public Access online service, via the following link [Simple Search](#).

PLANNING HISTORY

6. Application site

15/01175/OUM - Redevelopment of land at Newmarket Road, Burwell to provide up to 350 dwellings (including affordable housing provision) with associated open space, sports provision, access and infrastructure. Permitted 31.10.2019

7. Across the wider BUR1 site

20/01755/RMM - Reserved matters for internal access, layout, scale, appearance and landscaping for the provision of an internal spine road, landscaping and associated drainage and related infrastructure of previously approved 15/01175/OUM to provide up to 350 dwellings (including affordable housing provision) with associated open space, sports provision, access and infrastructure. Permitted 13.7.2021

21/01508/RMM - Reserved matters infrastructure application (Phase 2) for internal access, layout, scale, appearance and landscaping for the provision of an internal spine road, landscaping and associated drainage and related infrastructure pursuant to approved application 15/01175/OUM for Redevelopment of land at Newmarket Road, Burwell to provide up to 350 dwellings (including affordable housing provision) with associated open space, sports provision, access and infrastructure. Permitted 13.5.2022

21/01771/FUL - Provision of a shared cycleway/footway west onto Ness Road, landscape, drainage, and associated infrastructure of previously approved 15/01175/OUM. Permitted 2.11.2022

22/00420/RMM - Reserved matters comprising layout, scale, appearance and landscaping for 138 dwellings, internal roads, parking, open space, landscaping, associated drainage

and ancillary infrastructure for Phase 1 (Housing) pursuant to outline planning permission 15/01175/OUM (as varied by 15/01175/NMAA and 15/01175/NMAB). Permitted 10.11.2023

22/00479/RMM - Reserved matters for Layout, Scale, Appearance and Landscaping for Phase 2A for 133 dwellings, parking, internal roads, open space, landscaping, sustainable urban drainage and ancillary infrastructure pursuant to 15/01175/OUM (as varied by 15/01175/NMAA and 15/01175/NMAB). Permitted 10.11.2023

24/00925/RMM - Reserved matters application of the approval of layout, scale, appearance and landscaping (Phase 4) in relation to the internal road layout and plot sub division of 18 development plots within a self-build zone, together with associated landscaping, drainage and ancillary infrastructure (including a substation), pursuant to 15/01175/OUM to provide up to 350 dwellings (including affordable housing provision) with associated open space, sports provision, access and infrastructure (as varied by 15/01175/NMAA and 15/01175/NMAB). Permitted 15.5.2025

24/00924/RMM - Reserved matters application of the approval of layout, scale, appearance and landscaping (Phase 3) comprising full details of the 61 dwellings including internal roads, parking, open space, landscaping, sustainable urban drainage and ancillary infrastructure pursuant to 15/01175/OUM to provide up to 350 dwellings (including affordable housing provision) with associated open space, sports provision, access and infrastructure (as varied by 15/01175/NMAA and 15/01175/NMAB). Permitted 5.6.2025

THE SITE AND ITS ENVIRONMENT

8. The application site comprises approximately 2.6ha (6.4 acres), excluding access, located almost entirely within the Policy BUR1 housing allocation with a small area along the eastern edge of the site lying outside the allocation. It is roughly rectangular in shape, bounded to the west by the spine road constructed to serve the housing already consented on the wider allocated site under permission 15/01175/OUM (as associated reserved matters applications), to the north by Phase 3 of the approved scheme, and to the south by the sports fields and associated infrastructure ('the sports hub') permitted as part of 15/01175/OUM. Open countryside lies to the east.
9. The allocated BUR1 site is within the defined development envelope of Burwell. There is belowground gas infrastructure within the easternmost part of the site. The site is within an identified impact risk zone for Devil's Dyke Site of Special Scientific Interest (SSSI) and Special Area of Conservation (SAC).

RESPONSES FROM CONSULTEES

10. Responses were received from the following consultees. These are summarised below and addressed in greater detail in the relevant section of the report where necessary. The full responses are available on the Council's web site.

Local Highways Authority (LHA) – 27 January 2026

Following the submission of amended details, the LHA raises no objection subject to conditions.

Lead Local Flood Authority (LLFA) – 21 January 2026

Following an initial request for additional information, the LLFA confirms that it has no objection to the proposal subject to conditions and informatives.

Cadent Gas Ltd - 31 October 2025

Identifies high pressure pipelines in the area with associated easements and building proximity distances in place to safeguard this infrastructure. No objection is raised subject to the inclusion of an informative in relation to this.

Parish - 12 November 2025

Objection raised on the following grounds:

Proposal exceeds the 350 dwellings allocated under Policy BUR1.

Concerns about NHS infrastructure to meet the needs of an increased number of residents.

Concerns regarding impacts to road infrastructure, including congestion and safety concerns, particularly in relation to the junctions with Isaacson Road.

Over development and reduction of space within the development.

14 November 2025

Follow-up comment requesting the application is heard by the Planning Committee.

11 December 2025

No further comment in response to re-consultation, previous objection maintained.

Ward Councillors

No comments received at the time of writing.

Anglian Water Services Ltd – 21 November 2025

No objection.

Enforcement Section

No comments received at the time of writing.

Cambridgeshire Archaeology - 6 November 2025

No objection.

Cambs Wildlife Trust

No comments received at the time of writing.

Cambridgeshire County Council Education

No comments received at the time of writing.

Environment Agency

No comments received at the time of writing.

Environmental Health Officer (domestic) - 27 October 2025

No objection subject to conditions.

Environmental Health Officer (scientific) – 14 November 2025

No objection subject to condition.

Strategic Planning

No comments received at the time of writing.

Cambridgeshire Fire And Rescue Service – 27 November 2025

No objection subject to condition.

CCC Growth & Development

No comments received at the time of writing.

County Highways Transport Team - 30 October 2025

No objection subject to conditions.

Housing Section

No comments received at the time of writing.

The Ely Group Of Internal Drainage Board - 27 October 2025

No objection.

Minerals And Waste Development Control Team

No comments received at the time of writing.

National Grid - Electricity

No comments received at the time of writing.

Ambulance Service - 3 November 2025

No objection. Request made for financial contributions to offset increased local demand arising from the development and provision of defibrillators.

Cambridgeshire and Peterborough ICS (NHS England) - 23 October 2025

No objection. Acknowledges that the development is not of a size and nature that would attract a specific S106 planning obligation in relation to healthcare, request made for financial contribution via CIL funding.

Parks And Open Space

No comments received at the time of writing.

Designing Out Crime Officer - 5 November 2025

No objection subject to conditions.

Community & Leisure Services – 19 March 2026

'No comment' response.

Head Of Strategic Planning

No comments received at the time of writing.

ECDC Trees Team – 1 December 2025 and 28 April 2026

No objection. Amendments and clarification required to some elements of the proposed planting scheme but this could be addressed by condition as there are no other tree related objections.

UK Power Networks - 23 October 2025

No objection. Assets in the vicinity noted and that it is the responsibility of the developer to engage with UKPN to ensure these are safeguarded during development.

Waste Strategy (ECDC) - 3 November 2025

No objection. Financial contribution requested for the provision of domestic waste receptacles.

Ecology – 9 June 2026

No objection subject to conditions.

Natural England – 22 June 2026

No objection subject to conditions.

11. A site notice was displayed near the site on 23 October 2025 and a press advert was published in the Cambridge Evening News on 30 October 2025.

12. Neighbours – nineteen neighbouring properties were notified directly by letter. No comments had been received at the time of writing.

THE PLANNING POLICY CONTEXT

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

GROWTH1 – Levels of housing, employment and retail growth

GROWTH2 – Locational strategy

GROWTH3 – Infrastructure requirements

GROWTH4 – Delivery of growth

GROWTH5 – Presumption in favour of sustainable development

HOU1 – Housing mix

HOU2 – Housing density

HOU3 – Affordable housing provision

ENV1 – Landscape and settlement character

ENV2 – Design

ENV4 – Energy and water efficiency and renewable energy in construction

ENV7 – Biodiversity and geology

ENV8 – Flood risk

ENV9 – Pollution

ENV14 – Sites of archaeological interest

COM6 - Telecommunications

COM7 – Transport impact

COM8 – Parking provision

BUR1 – Housing allocation, land of Newmarket Road

14. Supplementary Planning Documents

Developer Contributions SPD

Design Guide SPD

Cambridgeshire Flood and Water SPD

Climate Change SPD

Contaminated Land SPD
Hedgehog Recovery Design Guidance SPD
Natural Environment SPD

- 15. Cambridgeshire and Peterborough Minerals and Waste Strategy
- 16. Cambridgeshire and Peterborough Local Nature Recovery Strategy (2025)

17. National Planning Policy Framework (December 2024)

Chapter 2 - Achieving sustainable development
Chapter 4 - Decision-making
Chapter 5 – Delivering a sufficient supply of homes
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

18. 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 6 – Delivering as sufficient supply of homes
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.

19. Planning Practice Guidance

PLANNING MATERIAL CONSIDERATIONS AND COMMENTS
(including reference to relevant and specific planning policies)

20. Principle of Development

21. Local Plan Policy GROWTH1 sets out expected levels of growth during the plan period (2022 to 2031), including the delivery of 5,400 dwellings. Policy GROWTH4 sets out site allocations within the Local Plan to support the delivery of the required levels of growth and Policy GROWTH3 sets out the expectation that there should be appropriate physical, social and green infrastructure in place to serve the needs of new development within the District, including the expectation that proposals make contributions towards relevant infrastructure via both the CIL mechanism and planning obligations secured by S106 legal agreement as appropriate.
22. Local Plan Policy GROWTH2 sets out the locational strategy for the District, setting out *inter alia* that housing proposals within defined development envelopes will normally be permitted, provided there would be no significant adverse impacts on the character and appearance of the area and the all other material planning considerations are satisfied.
23. Local Plan Policy BUR1 allocates approximately 20 hectares of land off Newmarket Road for residential development of approximately 350 dwellinghouses. It requires the approval of a masterplan for the whole site as part of an outline application and the policy wording contains a number of requirements that proposals for the site are expected to include. Whilst it is accepted that Policy BUR1 allocates the wider site for approximately 350 dwellings only, and the current proposal would take the number of dwellings across the allocated site as a whole to 410, it is noted that reserved matters applications for the other phases of the site have been approved with no concerns regarding the density and layout. On this basis, it is clear that the allocated 350 dwellings have been comfortably accommodated within the other areas of the allocated site. It is therefore reasonable to assess the principle of the current proposal against both the locational policies of the Local Plan and the criteria of Policy BUR1.
24. As set out above, the majority of the application site lies within the BUR1 allocation and therefore within the development envelope of Burwell. Development on the peripheral eastern parts of the site that lie outside the development envelope would be limited to public open space, sustainable drainage development, and children's play equipment. Given this, the principle of the development is supported under Policy GROWTH2, subject to compliance with other relevant policies and material considerations.
25. In relation to the requirements of Policy BUR1, the requisite masterplan was approved under application reference 15/01175/OUM and the current proposal aligns with this, insofar as the masterplan shows the application site supporting residential development with a similar street layout to the proposed.
26. The remaining criteria of Policy BUR1 relate to the provision of an appropriate mix of dwelling types and sizes (including affordable housing and an element of self-build), on-site provision of public open space, play areas, outdoor sports provision (with associated facilities and parking), appropriate site layout, building height, soft landscaping, and use of landscape buffers to minimise visual impacts, provision of appropriate evidence in relation the archaeological potential and significance of the site, provision of specified footpath and cycle linkages, and the provision of safe vehicular access from Newmarket Road (and emergency vehicle access from Ness Road) and other necessary highway improvements and traffic management measures. A number of the requirements of Policy BUR1 have been fully addressed under the existing outline and reserved matters permissions for the wider site, such as the minimum on-site public open space, play area, and sports provision requirements along with the footpath and cycle links and vehicular accesses. Assessment

of the compliance of the current proposal with the relevant Policy BUR1 criteria, as well as with other relevant Local Plan policies and material considerations, will be undertaken in the relevant sections below. Subject to this, it is considered that the overarching principle of the development can be supported in accordance with the locational and growth delivery strategies for the District.

27. Housing mix and tenure

28. Local Plan Policy HOU1 seeks to secure an appropriate mix of dwelling types and sizes to meet current and future needs in response to the most recent available evidence, and that developments of over fifty dwellings will provide a proportion of dwellings that are suitable or easily adaptable for occupation by the elderly or those with disabilities.
29. Local Plan Policy HOU3 sets out expectations in relation to affordable housing provision on sites proposing ten or more dwellings, seeking 40% affordable housing in the south of the District.
30. Local Plan Policy BUR1 includes criteria requiring the provision of affordable housing in accordance with Policy HOU3, along with the inclusion of a mix of dwelling types and sizes to reflect current evidence of need within Burwell.
31. The proposed development includes twenty four affordable housing units which equates to 40% of the total number of sixty homes. These would be a mix of one, two, three, and four bedroom homes in a percentage mix compliant with the 2021 'Housing Needs of Specific Groups' report by GL Hearn, which is the most up-to-date data currently available. Similarly, the percentage mix of two, three, and four/five bedroom market dwellings accords with the needs projected in the 2021 report and all dwellings are proposed to comply with Part M4(2) of the Building Regulations, ensuring future accessibility and adaptability. On this basis it is considered that the proposal accords with the relevant requirements of Local Plan Policies HOU1, HOU3, and BUR1.

32. Unit size	33. 1 bed	34. 2 bed	35. 3 bed	36. 4 and 5 bed
37. Number of Market	38.0	39.9	40.16	41.9 and 2
42. % Market	43.0	44.25	45.45	46.30
47. Number of Affordable	48.4	49.10	50.8	51.2
52. % Affordable	53.17	54.42	55.33	56.8

57. Residential Amenity

58. Local Plan Policy ENV2 seeks, *inter alia*, 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*”. This accords with the requirement in Section 12 of the NPPF to “*create places...with a high standard of amenity for existing and future users*”.

59. Local Plan Policy ENV9 requires, amongst other things, the limitation of noise and light pollution and the protection of the natural environment, general amenity, and tranquillity of the wider rural area in relation to all forms of pollution and environmental disturbance.
60. The layout of the proposed development and relative positioning of the dwellings in relation to both each other and dwellings permitted under previous reserved matters applications across the wider site is considered to provide sufficient separation distances to safeguard future occupiers against unacceptable impingements upon privacy and natural light and to prevent any sense of overbearing. All proposed dwellings meet the Nationally Described Space Standards and provide the requisite outdoor amenity space stipulated within the Council's Design Guide SPD.
61. The Environmental Health Officer (Domestic) confirms that the submitted lighting and noise reports are acceptable and that the development would not result in unacceptable adverse impacts arising from increased light or noise. Conditions are requested to secure the same delivery and construction hours as those required for the previous development across the wider site and to control ground piling, in order to protect nearby residential amenity, and these are considered reasonable and necessary. A condition is also requested to secure compliance with the Construction Environmental Management Plan (CEMP) that was approved for the previous development. As this application is a stand-alone proposal, however, it would not be possible to impose such a condition, in lieu of which the applicant has agreed to a pre-commencement condition to secure a CEMP in relation to this scheme.
62. The Environmental Health Officer (Scientific Officer) confirms that the submitted contaminated land and air quality assessments and their recommendations are acceptable: adherence to these documents can be secured by condition. The EHO advises that no further investigation for contamination is required, however a condition is recommended to require the temporary cessation of works and further investigation in the event that unexpected contamination is encountered during construction works, due to the proposed residential use and potential risk to human health, and this is considered necessary and reasonable.
63. The East of England Ambulance Service Trust (EEAST) notes that, since the COVID-19 pandemic, people are more likely to work from home and therefore advises that the room size and layout, and ventilation measures, should facilitate the creation of a suitable environment to support this. Whilst the rise in home working since the pandemic is acknowledged, there is no specific policy requirement in relation to the provision of adequate space and other environmental factors to facilitate this. Notwithstanding this, it is considered that the internal standards of amenity that would be achieved by the proposed development would be acceptable to support home working.
64. In light of the above, the proposed development is considered to accord with the relevant requirements of Local Plan Policies ENV2 and ENV9 in relation to residential amenity.
- 65. Design and Visual Amenity**
66. Local Plan Policy HOU2 expects schemes to provide an appropriate housing density, responding to both the need to make efficient use of land and the local context.

67. Local Plan Policy ENV1 seeks to ensure that development proposals are sympathetic to their context, having regard to landscape character and features, relationships to existing settlements and key views into and out of them, public amenity and access, and the nature and tranquillity of the area. Similarly, Policy ENV2 seeks to secure high quality design that enhances and complements local distinctiveness and public amenity, setting out a number of criteria in pursuit of this aim. Of particular relevance to the current proposal are the requirements to make efficient use of land whilst respecting the density, landscape, and character of the surrounding area, take a comprehensive approach to development to create a sense of place and local distinctiveness, provide enclosure to streets and spaces through site layout, make a clear distinction between public and private spaces and enhance the public realm, and create safe environments by addressing crime prevention and community safety.
68. Local Plan Policy BUR1 includes criteria requiring proposals for the allocated site to have particular regard to site layout, buildings height, and soft landscaping to minimise the visual impact of the development, and to provide appropriate landscaping as a buffer where necessary to existing developments and along the new edge of the village.
69. The proposed development comprises a mixture of detached and semi-detached dwellings with a limited number of maisonettes, all having the appearance of two-storey dwellings. It includes a range of house types/designs and materials, providing visual variety and interest. Whilst some house designs feature more steeply pitched roofs than are strictly typical of the area, these are very similar in appearance to designs previously approved under the reserved matters applications across the wider site. In this context, the proposed house types are considered to contribute to the overall visual cohesion and sense of place created across the wider site and are therefore considered acceptable. Similarly, the overall density and layout of the scheme is reflective of the reserved matters schemes across the wider site, at 23.2dpha (excluding the spine road) as compared to 32dpha on Phase 1, 31dpha on Phase 2A, and 26.4dpha on Phase 3. The slightly lower density for this site is considered appropriate to the edge-of-settlement location and to soften the transition to the open space of the sports hub to the south, thereby supporting the sense of place and legibility of the allocation site as a whole.
70. Cambridgeshire Constabulary's Designing Out Crime Officer (DOCO) advises that, although there does not appear to be a specific crime prevention or security section within the application pack, it is evident that both have been considered. She considers that the overall layout appears acceptable from a crime prevention perspective, setting out guidance in relation to relevant standards and design for doors, windows, external lighting, cycle storage sheds, boundary treatments, landscaping, and open spaces/footpaths/SUDS features to minimise opportunities for crime and increase residents' safety and perception of security. Recommendations are also made in relation to site security during the construction phase. The submitted lighting plan in relation to the roads proposed for adoption is noted and a condition requested to secure an external lighting plan for the unadopted/private roads, including lux levels and calculations, in order to ensure that sufficient lighting is provided in these areas to limit crime and reduce the fear of crime. This is considered both reasonable and necessary. Subject to this, no objections are raised to the proposal by the DOCO.
71. In terms of the wider visual impacts of the scheme, the site is sandwiched between the Phase 3 area (reserved matters also permitted) of the outline permission to the north and the sports hub to the south. The private access road and shared driveways that form the

eastern edge of the built form of the development form a continuation of the edge established by the adjoining Phase 3 development. Beyond this is an area of vegetated public open space comprising infiltration basins for sustainable drainage and a local area of play featuring naturalistic play equipment and seating, which would integrate with and continue the public open space along the eastern boundary of the Phase 3 development to the north. This area meets the Council's requirements in relation to on-site provision of informal open space and toddler play, with the requirements for junior and youth play provision being met by the already-permitted overprovision on the Phase 3 and 4 development to the north. This is being delivered by the same applicant and can be secured in association with the current proposal via S106 legal agreement. The illustrative soft landscaping shows a band of shrub species planting along the length of the eastern site boundary, providing a clear and appropriate demarcation between the site and the open countryside beyond. Whilst the Tree Officer has advised there are some minor concerns regarding the submitted planting scheme requiring a condition to secure the full details of an acceptable post-determination, overall it is considered that the proposed soft landscaping scheme is acceptable and would contribute to the sense of place and public amenity of the scheme. The use of hedges would contribute to a sense of enclosure and distinction between the public and private realm in appropriate places and tree planting along the southern access road dividing the built form from the sports hub would visually soften this buffer whilst still allowing permeability between the two parts of the wider allocated site.

72. Overall, the proposed development represents a logical completion to the wider development already permitted across the entirety of the BUR1 site that is reflective of the adjacent permitted schemes, with appropriate landscaping to site comfortably within the wider context. Subject to conditions to secure relevant fine details, therefore, the proposal is considered to accord with the relevant requirements of Local Plan Policies HOU2, ENV1, ENV2, and BUR1.

73. Historic Environment

74. Local Plan Policy ENV14 requires the submission of appropriate archaeological assessment and evaluation for proposals at sites of known or potential archaeological interest. This is reflected in the criterion of Policy BUR1 that requires proposals on the allocated site to provide appropriate evidence of the archaeological potential and significance of the site.
75. The County Archaeologist advises that archaeological investigations have been undertaken on the site in relation to permission 15/01175/OUM and that, whilst some elements of the approved post-excavation scheme in relation to this remain outstanding, he is content that these works are secured by the condition attached to the outline permission. There are therefore no objections to the proposal nor conditions requested and the scheme is considered to satisfy the relevant requirements of Local Plan Policies ENV14 and BUR1. The proposal is considered to not to affect any other heritage assets or their settings.

76. Highways

77. Local Plan Policy COM7 promotes sustainable transport and seeks to secure permeability in new development along with connectivity to existing networks. Amongst other things, it requires proposals to provide safe and convenient access to the highway network, the

provision and prioritisation of active travel routes, the protection of existing rights of way, the accommodation of the needs of people with disabilities and the efficient delivery of goods, supplies, and services, and the avoidance of detrimental impacts to the local highway network or amenity, character, and appearance of the locality through traffic generation.

78. Local Plan Policy COM8 requires development proposals to provide adequate levels of car and cycle parking in accordance with the Council's parking standards.
79. Local Plan Policy BUR1 includes criteria requiring the provision of prescribed foot and cycle path links across the site, the provision of safe vehicular access from Newmarket Road to the allocated site, with an additional emergency vehicle access point from Ness Road, and the provision of necessary highway improvements and traffic management measures on nearby roads. These provisions relate to the wider site and have been satisfied by the existing outline and reserved matters permissions, given which they are considered not to be of direct relevance to the current proposal.
80. The application is supported by a Travel Plan and Transport Assessment, along with a number of technical transportation drawings. The County Council's Transport Assessment Team advises that there is no objection to the proposal, which would take its access from the internal spine road serving the previously approved development across the wider site, with additional vehicular connectivity to the permitted Phase 3 development to the north and formal and informal active travel permeability at number of other points to all boundaries of the site. Conditions are requested to secure a financial contribution to the Burwell to Exning shared use path and the provision of welcome packs with the proposed dwellings to promote the use of sustainable and active transport. Whilst the condition to provide welcome packs is considered reasonable, necessary, and directly related to the development proposed, it is considered that the financial contribution request in relation to the Burwell to Exning shared use path meets neither the six tests in relation to planning conditions nor the Community Infrastructure Regulations 2010, as amended, section 122 ('CIL Regulation 122') tests in relation to planning obligations. The Transport Assessment Team notes in its comments that the application "*should contribute towards the Burwell to Exning shared use path, this was conditioned on application 15/01175/OUM*". The S106 agreement for 15/01175/OUM includes a requirement for off-site works (Section 7 of the S106), which are defined as "*the provisions of a footpath and cycleway link from Newmarket Road towards Exning*" (paragraph 7.1). The Officer Report for that application notes that "*the applicant proposes to upgrade the footpath on the northern side of Newmarket Road to a shared use footway/cycleway and improve pedestrian and cycle access towards Exning and Newmarket and the full link will be completed using money from developments in Exning*" (paragraph 7.42). The S106 obligation for 15/01175/OUM therefore met the CIL Regulation 122 tests but there is no basis on which such an obligation can be regarded as meeting these tests in relation to the current proposal. Furthermore, it is understood that the County Council costed the scheme at £439,000 and a contribution of £300,000 was made in relation to 15/01175/OUM, with the remaining funding to be provided by a development in Exning. It is therefore considered that the shared use path has already been fully funded and to require a further contribution towards the construction of the path would therefore represent double-counting.
81. The Local Highway Authority (LHA) raises no objection to the principle of the development but requested amendments to elements of the layout in its initial comments, to ensure adequate visibility splays and manoeuvring space for the provision of safe access and

minimisation of conflict between road users. Following the submission of revised details, the LHA confirms that it has no objection to the scheme subject to conditions.

82. The submitted details demonstrate car and cycle parking provision for each dwelling in accordance with the provisions of Local Plan Policy COM8, with additional designated visitor parking throughout the site.

83. On the basis of the above, the proposed development is considered to accord with the relevant provisions of Local Plan Policies COM7 and COM8

84. Ecology

85. Local Plan Policy ENV7 seeks to protect the biodiversity and geological value of land and buildings and minimise harm to or loss of environmental features, including trees, hedgerows, woodland, wetland, and ponds. It requires appropriate mitigation measures where harm to such features is unavoidable and the maximisation of opportunities for the creation, restoration, enhancement, and connection of natural habitats as an integral part of development proposals.

86. The proximity of the application site to Devil's Dyke SSSI and SAC results in potential increases in recreational pressures on this European designated habitat, in light of which a shadow Habitat Regulations Assessment (sHRA) has been submitted in support of the proposal, following feedback from the Council's Ecologist and Natural England. An Appropriate Assessment has been undertaken on the basis of this document, which concurs that the alternative natural green space provided across the wider BUR1 site is of sufficient size to mitigate for the potential additional recreational pressures arising from the additional sixty homes of the current proposal as well as the already-permitted 350 homes. The Council's Ecologist has therefore recommended the sHRA for adoption. Natural England has confirmed that it concurs with the Ecologist's conclusions and has no objection to the Council's sHRA Adoption Statement. Given this, it is considered that the proposal would not result in significant impacts on the SSSI and SAC on the basis of the mitigation provided.

87. The proposed development is subject to mandatory biodiversity net gain (BNG) and the creation of sufficient on-site habitat is proposed to meet the 10% net gain requirement. This will be secured by way of the S106 agreement, along with a habitat management and monitoring plan to secure the BNG for a minimum of thirty years.

88. The Local Nature Recovery Strategy (LNRS) is a statutory document which plans, maps and creates priorities for nature in a given area. Local authorities must have regard to any relevant LNRS through the exercise of its functions, including as a local planning authority (see S40(2A) of the NERC Act 2006).

89. Amongst other matters, the LNRS identifies on a map (the 'habitat map') "areas that could become of particular importance for biodiversity" (ACB sites), which have been determined to offer the potential to become important if measures were taken to improve the habitats on that particular site. For this particular application, it has been determined that no LNRS ACB site aligns with the planning application site area and there is no other apparent reason why the LNRS is an important determining factor for this application. As such, very little weight has been given to the content of the LNRS in reaching a recommendation for this planning application.

90. The application is supported by a Preliminary Ecological Appraisal, which includes precautionary working measures for birds and mammals. These are considered acceptable and adherence to this document can be secured by condition. In addition to the mandatory national BNG requirements, Local Plan Policy ENV7 requires the enhancement of natural habitats as an integral part of all development proposals. The Ecologist therefore requests a condition to secure a scheme of ecological enhancements, such as inclusion of bat boxes, swift boxes, hedgehog highways, or other such measures, which is considered reasonable. A condition for details of the external lighting scheme is also requested, to ensure that this supports the use of the area in future by nocturnal animals such as bats, which is also considered reasonable and necessary to accord with local and national policy.

91. In light of the above, the proposed development is considered to accord with the relevant requirements of Local Plan Policy ENV7 and other material considerations.

92. Flood Risk and Drainage

93. Local Plan Policy ENV8 requires all development to contribute to an overall flood risk reduction, seeking to concentrate development in Flood Risk Zone 1 and applying the sequential and exception tests strictly across the District. It requires the use of Sustainable Drainage Systems and that proposals must demonstrate appropriate surface water drainage arrangements.

94. The application site does not lie within the Internal Drainage District and the IDB Group therefore raises no objection.

95. The Lead Local Flood Authority initially requested additional information relating to the proposed infiltration features, seeking assurance that appropriate lining would be utilised in proximity to property foundations and other features such as roads. Following the receipt of further details, the LLFA confirms that surface water from the scheme can be managed through the use of soakaways, permeable paving, and infiltration basins. The LLFA therefore has no objection to the proposals subject to conditions to secure full details of the drainage scheme and a scheme to manage any additional surface water flow during construction, which have been agreed with the applicant.

96. Given the above, the proposed development is considered to accord with the relevant requirements of Local Plan Policy ENV8.

97. Environmental sustainability

98. Local Plan Policy ENV4 requires all new development proposals to aim for reduced or zero carbon development in accordance with the zero carbon hierarchy, with applicants required to demonstrate how they have considered maximising all aspects of sustainable design and construction.

99. The proposal is supported by an Energy and Water Efficiency Statement that sets out the fabric-first approach and other measures that are proposed in order to optimise energy performance. All dwellings would be fitted with water-efficient appliances to achieve a maximum target use of 110 litres per person per day and the building fabric optimised to reduce heat loss in winter and minimise heat gains in summer, incorporating passive measures such as architectural geometry, glazing areas, and shading elements to further support overall efficiency and climate change resilience. Each dwelling would be equipped

with an air source heat pump (ASHP) to provide both space heating and domestic hot water. The Energy and Water Efficiency Statement sets out a clear assessment of other potential sources of low carbon and renewable energy and concludes that further measures are not necessary, the identified demand reduction measures and use of ASHP resulting in an overall 54% reduction in regulated carbon emissions from the proposed development. Given this, the scheme is considered to accord with the relevant requirements of Local Plan Policy ENV4.

100. Other Material Matters

101. The East of England Ambulance Service Trust (EEAST) raises no objection to the proposal subject to a financial contribution towards the additional emergency ambulance health service needs that would result. A S106 contribution is also requested to provide sufficient defibrillators for the development, and to cover maintenance costs of these for ten years. Similarly, Cambridgeshire and Peterborough Integrated Care System (ICS) raises no objection to the proposal subject to a financial contribution towards improvements to primary care provision, which is sought from the Community Infrastructure Levy contributions that the development would attract. The LPA has made provision for CIL funding for health via a specific District Wide Health Allocation on its CIL infrastructure list and this would therefore be the appropriate mechanism through which these contributions should be sought. The allocation of CIL monies is not a matter for assessment as part of the development management process and the EEAST and ICS should therefore make applications for CIL funding via the appropriate mechanisms.

102. UK Power Networks raises no objection but notes that underground cables on the site run in close proximity to the proposed development and accurate records should be obtained prior to the commencement of works, in the event that permission is granted, to establish whether any diversion works are necessary. The onus is on the applicant to comply with this.

103. Human Rights Act

104. 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.

105. Equalities and Diversities

106. 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.

107. Planning Balance

108. As detailed above, the proposed development is considered not to result in any detrimental impacts that cannot be satisfactorily controlled or mitigated by condition or planning obligations. It accords with the requirements of the Local Development Plan as a whole, the NPPF, PPG, and other material considerations. Given this, the application is recommended for approval.

APPENDICES

Appendix A – Recommended Conditions

Appendix B - Plans

APPENDIX A – RECOMMENDED CONDITIONS

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

TL002-PH6-GR-01 REV 00 SG1 & DG1 garages - Floor Plans & elevations – 1 October 2025

D3160-FAB-03-XX-DR-L-06001 REV P01 - Phase 6 Furniture and Play Equipment Specification – 15 October 2025

TL002-PH6-HA-HAA-01 REV A - Type HAa 1B2P Maisonette Floor Plans & Elevations - 15 October 2025

TL002-PH6-HA-HAB-02 REV A - Type HAB 1B2P Maisonette Floor Plans & elevations - 15 October 2025

TL002-PH6-HA-HBA-01 REV A - Type HBa 2B4P Floor Plans & Elevations - 15 October 2025

TL002-PH6-HA-HBB-02 REV A - Type HBb 2B4P Floor Plans & Elevations - 15 October 2025

TL002-PH6-HA-HCA-01 REV 00 - Type HCa 3B5P Floor plans & elevations - 15 October 2025

TL002-PH6-HA-HDA-01 REV A - Type HDa 3B5P Floor Plans & Elevations - 15 October 2025

TL002-PH6-HA-HEA-01 REV A - Type HEa 3B5P Floor Plans & Elevations - 15 October 2025

TL002-PH6-HA-HFA-01 REV A - Type HFa 4B6P Floor plans & Elevations - 15 October 2025

TL002-PH6-HA-HFB-02 REV A - Type HFb 4B6P Floor Plans & Elevations - 15 October 2025

TL002-PH6-PD-AA-01 REV A - Type Aa 2B4P Floor Plans & Elevations - 15 October 2025

TL002-PH6-PD-BA-01 REV A - Type Ba 3B5P Floor plans & elevations - 15 October 2025

TL002-PH6-PD-BB-02 REV A - Type Bb 3B5P Floor Plans & Elevations - 15 October 2025

TL002-PH6-PD-BC-03 REV A - Type Bc 3B5P Floor plans & elevations - 15 October 2025

TL002-PH6-PD-CA-01 REV A - Type Ca 3B5P Floor plans & elevations - 15 October 2025

TL002-PH6-PD-CB-02 REV A -Type Cb 3B5P Floor plans & elevations - 15 October 2025

TL002-PH6-PD-DA-01 REV A - Type Da 3B5P Floor plans & elevations - 15 October 2025

TL002-PH6-PD-DB-02 REV A - Type Db 3B5P Floor plans & elevations - 15 October 2025

TL002-PH6-PD-EA-01 REV A - Type Ea 4B6P Floor plans & elevations - 15 October 2025

TL002-PH6-PD-EB-02 REV A - Type Eb 4B6P Floor plans & elevations - 15 October 2025

TL002-PH6-PD-FA-01 REV A - Type Fa 4B6P Floor plans & elevations - 15 October 2025

TL002-PH6-PD-FB-02 REV A - Type Fb 4B6P Floor plans & elevations - 15 October 2025

TL002-PH6-PD-GA-01 REV A - Type Ga 4B7P Floor plans & elevations – 15 October 2025

TL002-PH6-PD-HA-01 REV A - Type Ha 4B6P Floor plans & elevations – 15 October 2025

TL02C-PH6-LP-01A REV C - Phase 6 Location Plan 2 – 15 October 2025

1005.0010-0001 REV P03 – Refuse Vehicle Swept Paths - 23 December 2025

1005.0010-0004 REV P02 - Fire Vehicle Swept Paths - 23 December 2025

D3463-FAB-P6-XX-DR-L-02004 REV P03 - Hard Landscaping Sheet 1 - 23 December 2025

D3463-FAB-P6-XX-DR-L-02005 REV P03 – Hard Landscaping Sheet 2 - 23 December 2025

D3463-FAB-P6-XX-DR-L-02006 REV P03 – Hard Landscaping Sheet 3 - 23 December 2025

TL02C-PH6-PL-02 REV E - Development Layout - 23 December 2025

TL02C-PH6-PL-03 REV C - Refuse Strategy - 23 December 2025

TL02C-PH6-PL-04 REV B – Parking Strategy - 23 December 2025

TL02C-PH6-PL-05 REV B – Affordable Housing Location - 23 December 2025

TL02C-PH6-PL-06 REV B – Detailed Layout - 23 December 2025

TL02C-PH6-PL-07 REV B – Materials Layout – 23 December 2025

TL02C-PH6-PL-09 REV A - Finished Floor Levels – 23 December 2025

Reason: To define the scope and extent of this permission

2. The development hereby permitted shall be commenced within 3 years of the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990, as amended.

3. No development, including preparatory works, shall commence until details of measures indicating how additional surface water run-off from the site will be avoided

during the construction works have been submitted to and approved in writing by the Local Planning Authority. The applicant may be required to provide collection, balancing and/or settlement systems for these flows. The approved measures and systems shall be brought into operation before any works to create buildings or hard surfaces commence.

Reason: To ensure surface water is managed appropriately during the construction phase of the development, so as not to increase the flood risk to adjacent land/properties or occupied properties within the development itself, recognising that initial works to prepare the site could bring about unacceptable impacts, in accordance with Policy ENV8 of the East Cambridgeshire Local Plan 2015.

4. Prior to any work commencing on the site a Construction Environmental Management Plan (CEMP) shall be submitted to and agreed in writing with the Local Planning Authority regarding mitigation measures for noise, dust and lighting during the construction phase. These shall include, but not be limited to, other aspects such as access points for deliveries and site vehicles, construction times and deliveries, and proposed phasing/timescales of development etc. The CEMP shall be adhered to at all times during all phases.

Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with Policy ENV2 of the East Cambridgeshire Local Plan 2015. The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted.

5. No demolition or construction works shall commence on site until a construction traffic management plan has been agreed with the Planning Authority in consultation with the Highway Authority. The principal areas of concern that should be addressed are:

1. Movements and control of muck away lorries (all loading and unloading should be undertaken off the adopted public highway)
2. Contractor parking, for both phases all such parking should be within the curtilage of the site and not on street.
3. Movements and control of all deliveries (all loading and unloading should be undertaken off the adopted public highway)
4. Control of dust, mud and debris, please note it is an offence under the Highways Act 1980 to deposit mud or debris onto the adopted public highway.

Reason: In the interests of highway safety and to protect nearby residential amenity, in accordance with Policies ENV2 and COM7 of the East Cambridgeshire Local Plan 2015.

No development shall commence until details of the proposed arrangements for future management and maintenance of the proposed streets within the development have been submitted to and approved in writing by the Local Planning Authority. The streets shall thereafter be maintained in accordance with the approved management and maintenance details until such time as an Agreement has been entered into under Section 38 of the Highways Act 1980 or a Private Management and Maintenance Company has been established.

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.

6. In the event of the foundations from the proposed development requiring piling, prior to the commencement of development the applicant shall submit a report/method statement to the Local Planning Authority, for approval in writing, detailing the type of piling and mitigation measures to be taken to protect local residents from noise and/or vibration. If the method of piling involves impact driving, hours of piling operations should not exceed 0900-1700hrs each day Monday to Friday, and none on Saturday, Sunday, or Bank Holidays. Noise and vibration control on the development shall be carried out in accordance with the approved details.

If the use of ground piling is not required this should be confirmed in writing to the LPA prior to the commencement of development.

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

7. No laying of services, creation of hard surfaces or erection of a building shall commence until a detailed surface water drainage scheme for the site, based on the agreed 'Full Planning Flood Risk Assessment & Drainage Strategy' by WSP (Ref: 70063312, Rev: 3.0) dated 8th August 2025, has been submitted to and approved in writing by the Local Planning Authority. The access and all hardstanding within the site shall be constructed with adequate drainage measures to prevent surface water run-off onto the adjacent public highway. The scheme shall subsequently be implemented in full accordance with the approved details prior to occupation of the first dwelling.

Reason: To prevent the increased risk of flooding and discharge of surface water to the public highway, to improve and protect water quality, and improve habitat and amenity, in accordance with Policies ENV2, ENV7, ENV8, ENV9 and COM7 of the East Cambridgeshire Local Plan 2015.

8. No laying of services, creation of hard surfaces or erection of a building shall commence until a full external lighting scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include lux levels and calculations and must be consistent with the recommendations of the Institute of Lighting Professionals 2023 GN08 guidance note (or as superseded) for the protection of bats. The lighting shall be installed in full compliance with the approved details and be maintained in perpetuity and no other external lighting shall be installed within the development without the permission of the Local Planning Authority.

Reason: To protect and enhance species and habitats, and in the interests of public safety, in accordance with Policies ENV1, ENV2 and ENV7 of the East Cambridgeshire Local Plan 2015.

9. No laying of services, creation of hard surfaces or erection of a building shall commence until a water scheme for the provision of fire hydrants shall be submitted to and approved in writing by the Local Planning Authority, in agreement with the fire authority.

Reason: To ensure proper infrastructure for the site in the interests of public safety in that adequate water supply is available for emergency use. This is supported by paragraph 102 of the NPPF.

10. Notwithstanding any requirements as part of any Biodiversity Gain Plan, no above ground construction shall take place until a scheme of features for protected or priority species has been submitted to and agreed in writing by the Local Planning Authority. The features must include (a) measures which support protected species and/or priority species and (b) nest boxes, some of which should be integrated into the built fabric (such as swift bricks) unless sufficient justification is provided of any technical reasons which prevent their use or make them ineffective and (c) detail location of features on a scaled map or design plan. The features shall be installed prior to the first occupation of the hereby approved development and thereafter maintained in perpetuity (including replacement of any features which fall into disrepair or decay).

Reason: To protect and enhance species in accordance with NERC Act (2006) and policies ENV1, ENV2 and ENV7 of the East Cambridgeshire Local Plan 2015 (as amended), the Natural Environment SPD, the Hedgehog Recovery Design Guidance SPD, Chapter 15 of the NPPF and Policy N2 (f) of the draft National Planning Policy Framework (December 2025).

11. No above ground construction shall take place on site until details of the external walling and roofing materials, and details of the doors and windows, have first been submitted to and approved in writing by the Local Planning Authority. The submitted details should accord with information provided in approved drawing reference TL02C-PH6-PL-07 REV B 'Materials Layout'. All works shall be carried out in accordance with the approved details.

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

12. No above ground construction shall take place on site until details of the cycle storage sheds to be used in the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. All works shall be carried out in accordance with the approved details.

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

13. No above ground construction shall take place on site until details of the air source heat pumps to serve each dwelling, including information regarding positioning and noise emissions, have been submitted to and approved in writing by the Local Planning Authority. All works shall be carried out in accordance with the approved details.

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

14. Prior to first occupation of the development hereby approved, 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. All planting to the boundary of the development must be within the remit of the applicant's site, with no planting on the public highway, and should be positioned so that at a reasonable level of maturity it does not overhang the public highway. The works shall be carried out in accordance with the approved details prior to the end of the first planting season following occupation of the development. If within a period of five years from the date of the planting, or replacement planting, any tree or plant 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.

Reason: To assimilate the development into its surroundings and in the interests of highway safety, in accordance with Policies ENV1, ENV2, and COM7 of the East Cambridgeshire Local Plan 2015.

15. Prior to the first occupation of any dwelling, the installed fire hydrants shall be inspected and tested for operational use by the fire authority and confirmation of this shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure proper infrastructure for the site in the interests of public safety in that adequate water supply is available for emergency use. This is supported by paragraph 102 of the NPPF.

16. Prior to the first occupation of any dwelling, the roads, footways and cycleways required to access that dwelling shall be constructed to at least binder course surfacing level from the dwelling to the adjoining County road in accordance with the details shown on approved drawing reference TL02c-PH6-PL-02 Revision E.

Reason: In the interests of highway safety, in accordance with COM7 and COM8 of the East Cambridgeshire Local Plan 2015.

17. Prior to first occupation of the development hereby permitted, child safety measures shall be installed around the drainage basins adjacent to the equipped play area in accordance with a scheme that shall first be submitted to and agreed in writing by the Local Planning Authority.

Reason: In the interests of public safety, in accordance with paragraph 102 of the NPPF.

18. Prior to first occupation of the development hereby approved, the form and content of Welcome Travel Packs to be issued to new residents on the first occupation of each new dwelling shall be submitted to and approved in writing by the Local Planning Authority. The Packs shall include suitable measures and incentives inclusive of bus vouchers and/or active travel vouchers to promote sustainable travel.

Reason: In order to encourage future residents to travel using sustainable modes of transport in accordance with Policy COM7 of the East Cambridgeshire Local Plan 2015.

19. 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.

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.

20. The development hereby approved shall be carried out in full accordance with the recommendations and measures set out within the 'Preliminary Ecological Appraisal' by Middlemarch, dated August 2025, including the precautionary working measures within section R3 of the document.

Reason: To conserve protected and priority species and allow the Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended), s40 of the Natural Environment and Rural Communities Act 2006, and ENV7 of the local plan.

21. The development hereby approved shall be carried out in full accordance with all of the recommendations and measures set out within the 'Energy and Water Efficiency Statement' by WSP (document reference BURWELLL-WSP-XX-XX-RP-ES-000001), dated August 2025.

Reason: To ensure that the proposal meets with the requirements of sustainability as stated in Policy ENV4 of the East Cambridgeshire Local Plan 2015.

22. The development hereby approved shall be carried out in full accordance with all of the recommendations within the 'Contaminated Land Preliminary Risk Assessment' dated July 2025.

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.

23. The development hereby approved shall be carried out in full accordance with all of the recommendations within the 'Air Quality Assessment' by WSP dated August 2025.

Reason: To ensure that risks from air pollution to the future users of the land, neighbouring land and other offsite receptors are minimised, in accordance with policy ENV9 of the East Cambridgeshire Local Plan 2015

APPENDIX B - 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.

Please add a site layout plan, and any elevations that the members will need to refer to during the site visit or the committee meeting. This will replace the need for an additional bundle being created. If in doubt consider what plans you are intending to display on your presentation

25/01073/FUM

Development layout plan – dwg. no. TL02c-PH6-PL02 E
Plans and elevations example 2 – dwg. no. TL002-PH6-HA-HAa-01 A
Plans and elevations example 1 – dwg. no. TL002-PH6-HA-HFb-02 A
Plans and elevations example 1 – dwg. no. TL002-PH6-PD-Ca-01 A