

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

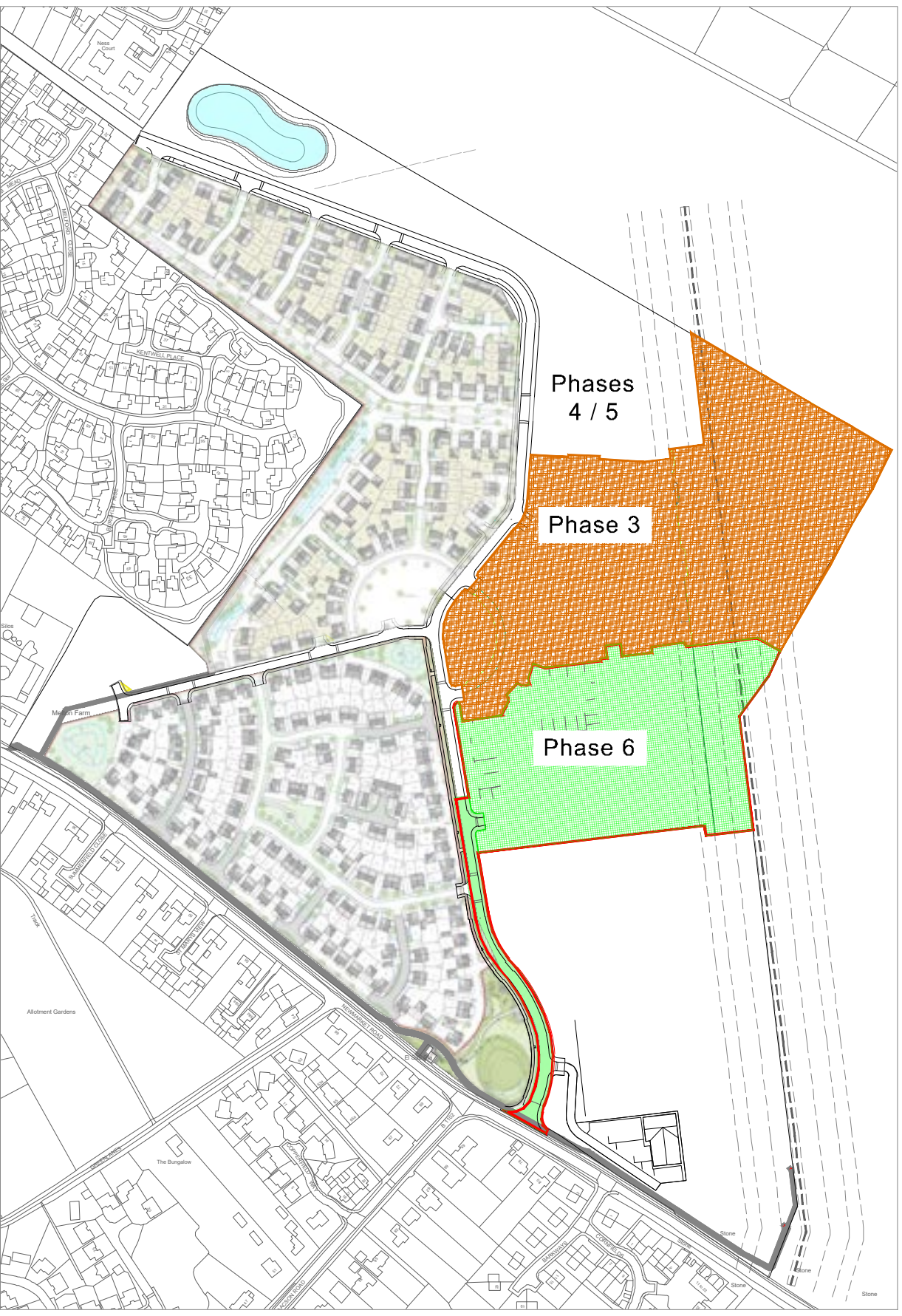
APPENDIX B - PLANS

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



Phase Location Plan
N.T.S.

Private Development

no	Ref	name	Beds	Persons	Storey	m²	ft²	NDSS	M4(2)
9	A	TL2B-851	2	4	2	79.1	851	✓	✓
8	B	TL3B-1050	3	5	2	97.5	1050	✓	✓
2	C	TL3B-1077	3	5	2	100.1	1077	✓	✓
6	D	TL3B-1080	3	5	2	100.3	1080	✓	✓
3	E	TL4B-1228	4	6	2	114.1	1228	✓	✓
4	F	TL4B-1315	4	6	2	122.2	1315	✓	✓
2	G	TL4B-1562	4	6	2	145.1	1562	✓	✓
2	H	TL5B-1900	5	7	2	176.5	1900	✓	✓
36									

Affordable Development

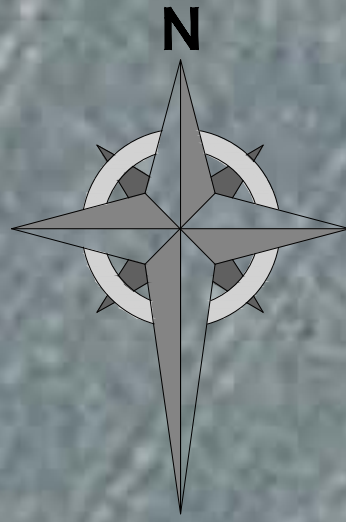
no	Ref	name	Beds	Persons	Storey	m²	ft²	NDSS	M4(2)
2	HA	Ap1 GF	1	2	2	50.0	538	✓	✓
2	HA	Ap1 FF	1	2	2	51.8	558	✓	✓
10	HB	TL2B-858	2	4	2	79.7	858	✓	✓
6	HC	TL3B-1001	3	5	2	93.0	1001	✓	✓
1	HD	TL3B-1007	3	5	2	93.6	1007	✓	✓
1	HE	TL3B1013	3	5	2	94.1	1013	✓	✓
2	HF	TL4B-1148	4	6	2	106.7	1148	✓	✓
24									

Grand Total

60

Private shared
surface Road

Extent of
Adoptable Area



A DEVELOPMENT
BUSINESS

Project:-
Land North of
Newmarket Road,
Burwell
Cambridgeshire

Description:-
Phase 6
Development Layout

Date:-
Aug 2025
Drawing number:-
TL02c-PH6-PL-02

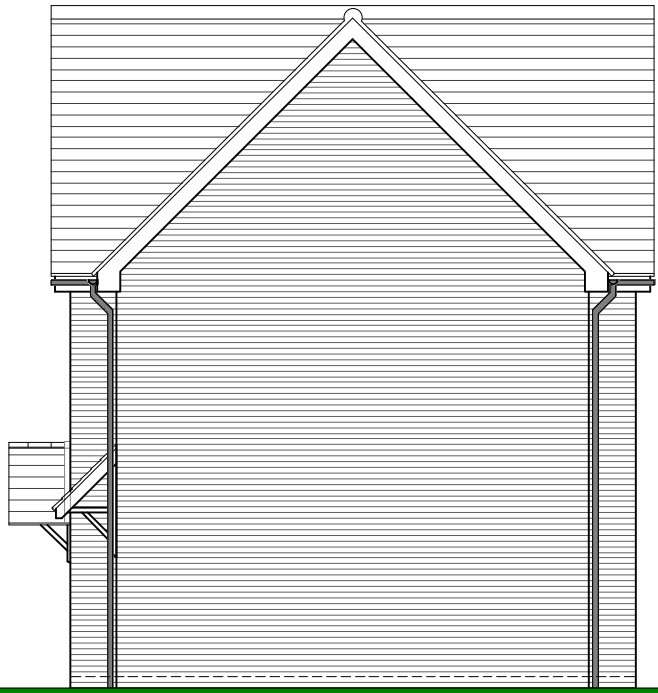
Drawing Scale:-
1-500 @ A0
Revision:-
E

www.jcndesign.co.uk

Plot Date - December 16, 2025



Front Elevation



Side Elevation



Rear Elevation

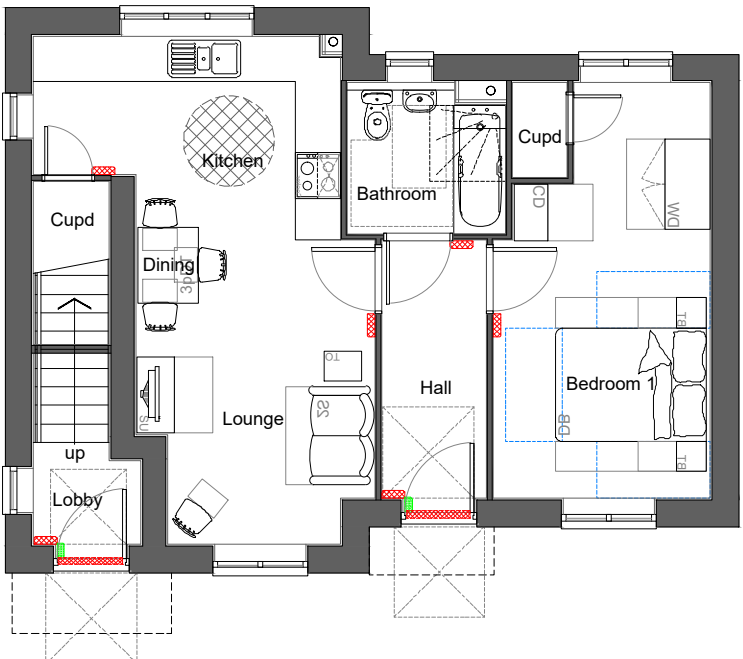


Side Elevation

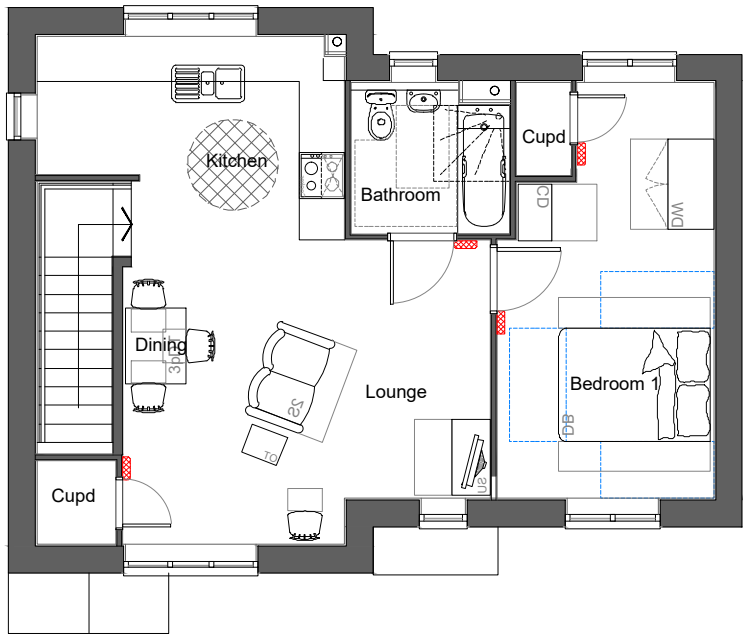
M4 (2) - Building Regulation

- 1200mm² movement space
- Covered entrance
- 850mm clear opening
- 800mm clear opening
- 300mm nib - entrance level
- 200mm reveal
- 900mm Hall width
- 850mm Max height to principle window to principle living space
- 750mm movement space
Double Bedroom - Both sides
All other Bedrooms - One side

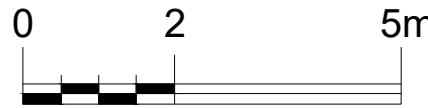
- WC 2 bed - required to meet M4(1)
3 or more beds requires the entrance level WC to have future provision for a shower to be fitted
- 750mm x 900mm movement
250mm opening
- 1100mm x 700mm movement
- Mechanical ASHP Location



Ground Floor Plan

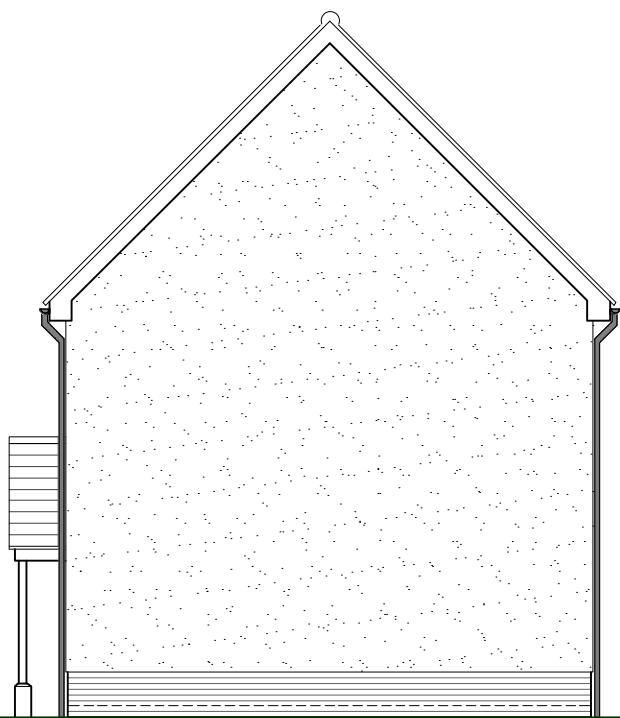


First Floor Plan





Front Elevation



Side Elevation



Rear Elevation

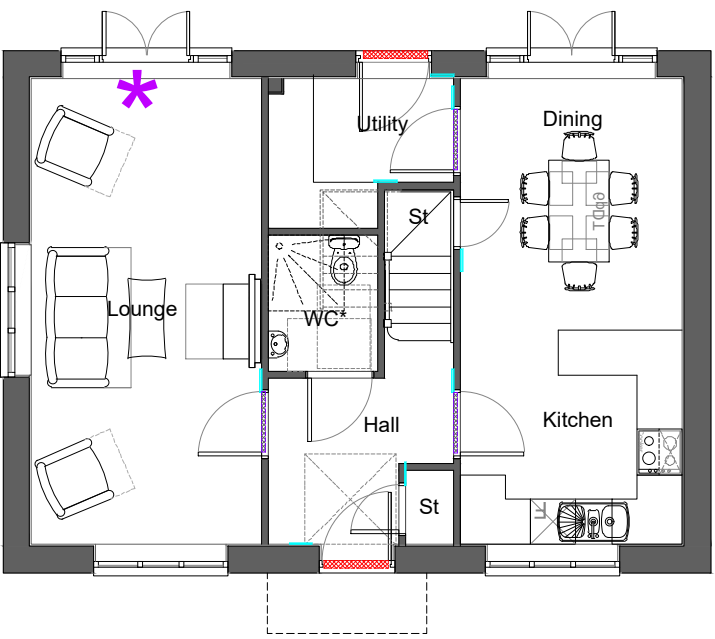


Side Elevation

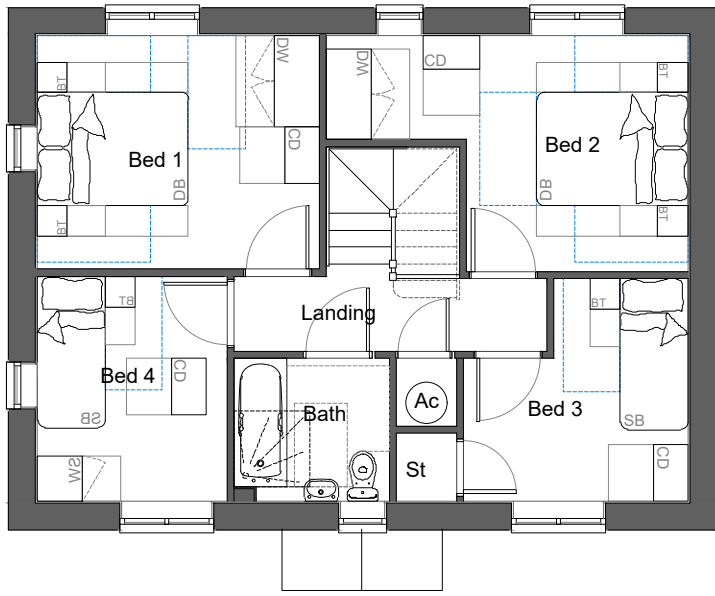
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All other Bedrooms - One side

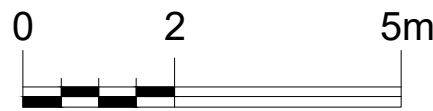
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Ground Floor Plan

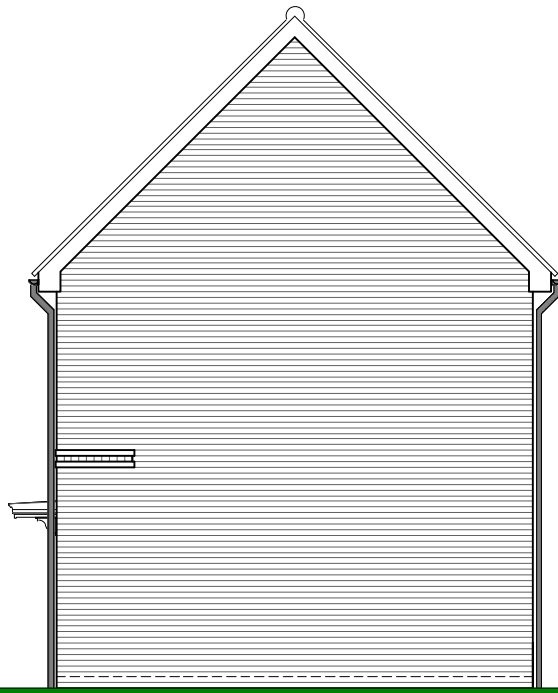


First Floor Plan





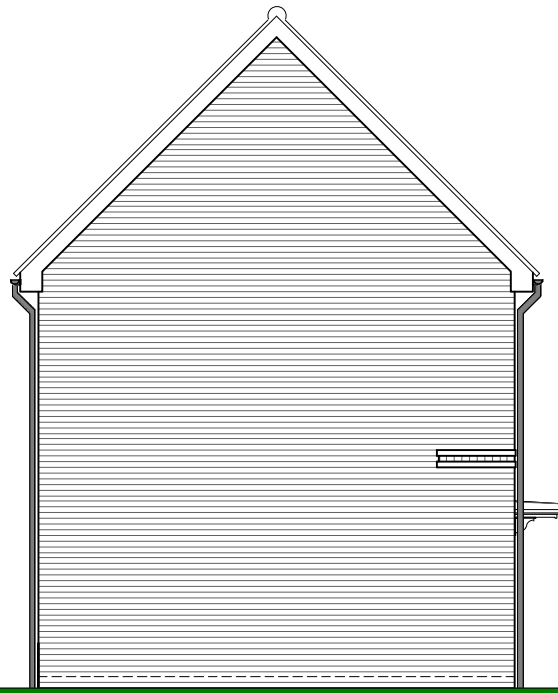
Front Elevation



Side Elevation



Rear Elevation

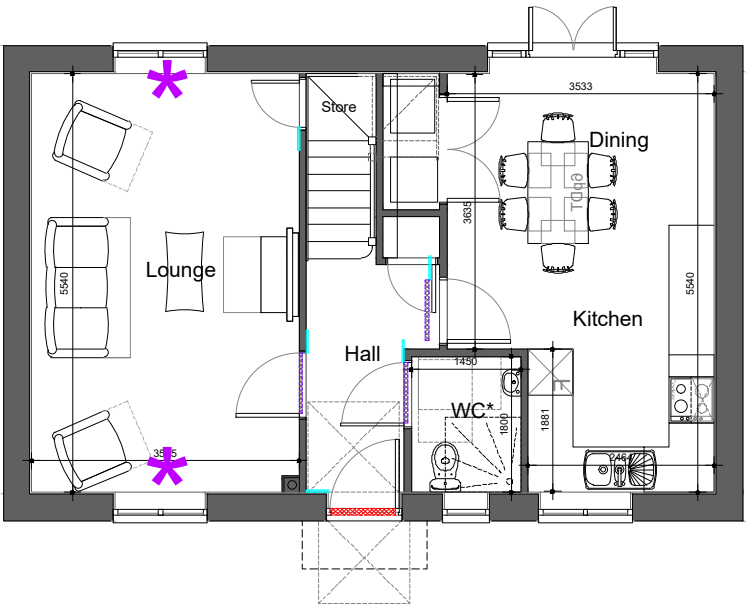


Side Elevation

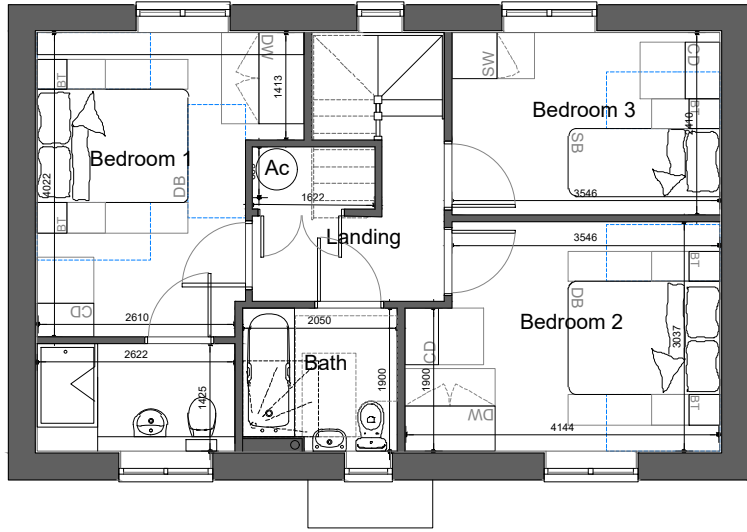
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- Mechanical ASHP Location



Ground Floor



First Floor



26/00636/FUL

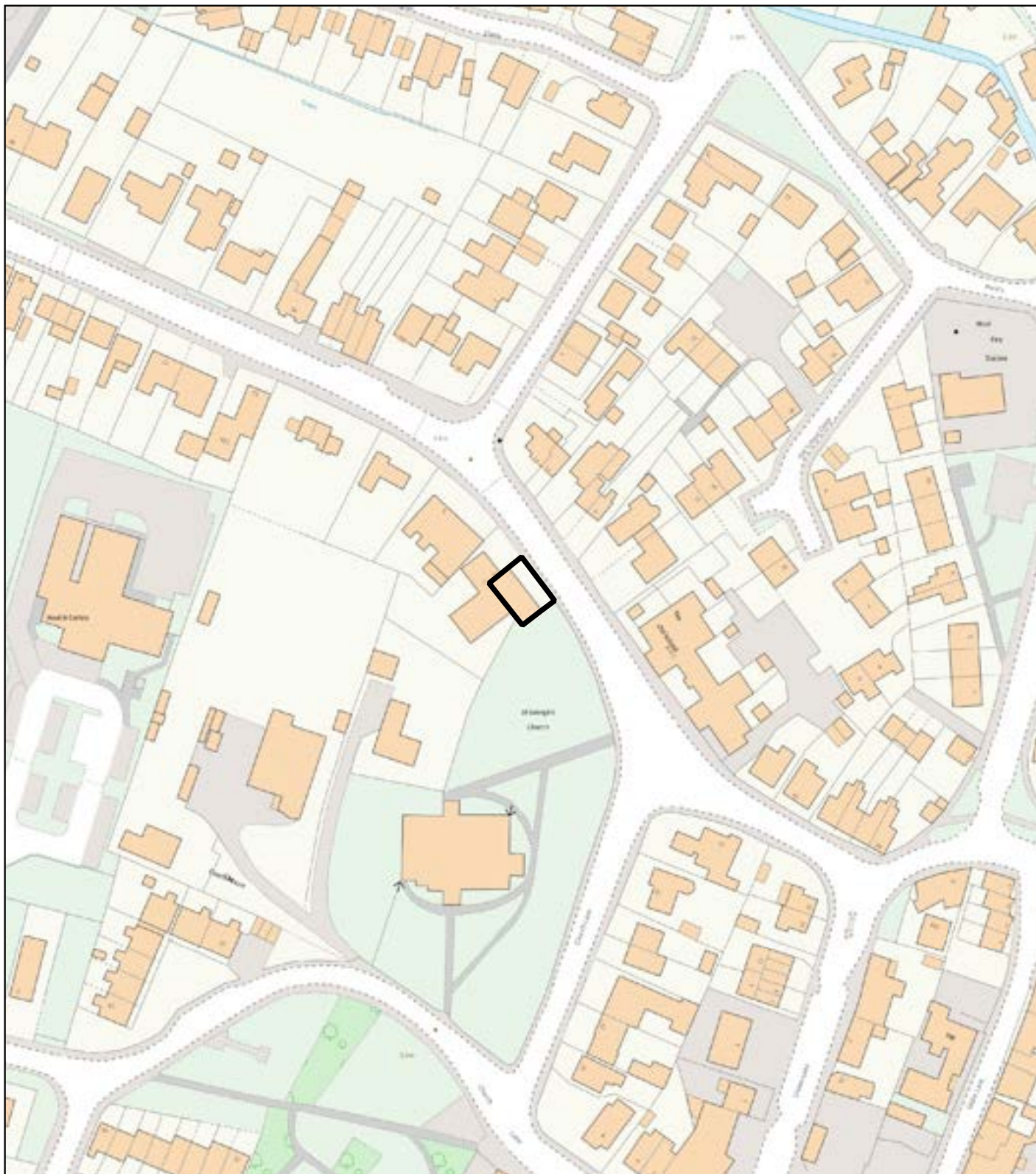
One Stop Shop
1-3 Wisbech Road
Littleport
Ely
CB6 1PR

Retrospective application for siting and inPost parcel locker

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=TGF9G7GGIA500>





East Cambridgeshire
District Council

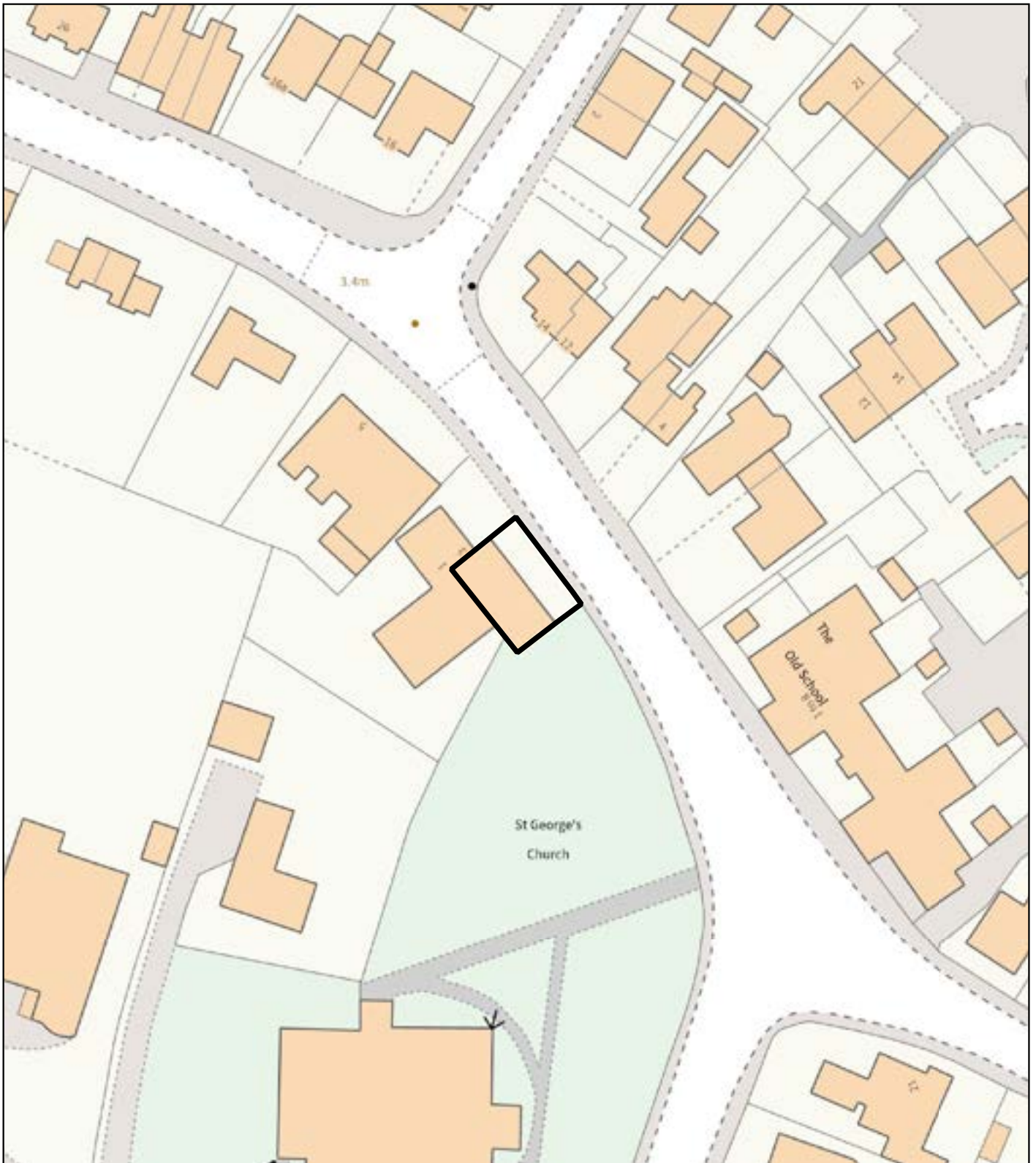
26/00636/FUL

One Stop Shop
1 - 3 Wisbech Road
Littleport
Ely
Cambridgeshire
CB6 1PR

Date: 09 Jul 2026
Scale: 1:1,500



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East Cambridgeshire
District Council

26/00636/FUL

One Stop Shop
1 - 3 Wisbech Road
Littleport
Ely
Cambridgeshire
CB6 1PR

Date: 09 Jul 2026
Scale: 1:750



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TITLE: 26/00636/FUL

Committee: Planning Committee

Date: 5 August 2026

Author: Planning Officer

Report No: AB53

Contact Officer: Philip Baum, Planning Officer
philip.baum@eastcambs.gov.uk
01353 616241
Room No 011 The Grange Ely

Site Address: One Stop Shop 1 - 3 Wisbech Road Littleport Ely Cambridgeshire CB6 1PR

Proposal: Retrospective application for siting an InPost parcel locker

Applicant: InPost UK

Parish: Littleport

Ward: Littleport

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

Date Received: 10 June 2026

Expiry Date: 5 August 2026

RECOMMENDATION

1. Members are recommended to APPROVE the application subject to the conditions set out in Appendix 2.
2. The application is being heard by committee because it was called in by Councillor Martin Goodearl for the following reasons:
 1. The visual impact of the development on the character and appearance of the street scene due to its siting; and
 2. The impact of the development on community safety due to its concealment of the disabled access ramp behind.

SUMMARY OF APPLICATION

3. The application seeks retrospective planning permission for an InPost parcel locker installed on the forecourt of the shop. InPost is a provider of automated parcel delivery locker machines, with a large and growing network across the UK. The secure, self-service, automated locker enables residents to send, collect and return parcels 24/7, eliminating the need to wait at home for deliveries or queue at post offices. InPost partners with public and private landowners to host InPost lockers in convenient and visible local spots providing good accessibility.
4. The parcel locker measures just over 2.4m (just under 8ft) in overall height including its support stands and canopy by 4m (just over 13ft) in length by just under 1m (just over 3ft) in overall depth including the canopy. It is stated in the application that it has a black polymer concrete base; black vertical touch screen; white metal canopy with integrated security camera; metal cladding vinyl wrapped with grey ORAGUARD 215 Polymeric PVC film; metal drawers vinyl wrapped with grey ORAGUARD 215 Polymeric PVC film; dark grey metal clad strip of integrated LED downlights, recorded at 400 x 450 lux per metre; and two silver metal rear vents.
5. The parcel locker requires retrospective planning permission due to its siting which does not comply with the criteria of Class C (click and collect facilities), Part 7 (Non-domestic extensions, alterations etc), Schedule 2 (Permitted development rights) of the Town and Country (General Permitted Development) Order 2015 (as amended). The parcel locker does not comply because it is within 2m (almost 7ft) of the front boundary of the curtilage; and it is between the shop front and the highway and the distance between the shop front and the boundary of the curtilage of the premises is less than 5m (just over 16ft).
6. 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

7. 20/00888/ADN – New signage. **Approved 14th September 2020**
8. 20/00319/ADI – New sign to replace existing as per the documents. **Approved 27th April 2020**
9. 08/00547/ADI - 2no. internally illuminated wall mounted display units. **Approved 14th July 2008**
10. 95/00140/FUL - Erection of a 1.2 metre diameter satellite dish. **Refused 17th May 1995**
11. 94/00280/FUL - Single-storey store (retrospective). **Approved 2nd June 1994**
12. 92/00462/ADI - 1 Illuminated Glass Advert Display Cabinet for Community use 2 Projecting Illuminated Box Sign. **Approved 5th August 1992**
13. 91/00132/FUL – Erection of first floor stock room, change of use from lounge to part of shop (retail) (72m2)

14.81/00027/FUL – Erection of new storeroom. **Approved 26th February 1981**

15.75/00414/FUL – Extension and alterations. **Approved 18th September 1975**

THE SITE AND ITS ENVIRONMENT

16. The application site is an existing shop including its forecourt within the development envelope. It is outside the town centre, to its north-west, within a residential area. It is also outside but adjacent the Littleport Conservation Area.
17. The shop is partly converted from a pre-existing bungalow and partly an extension of it. The bungalow is a modern detached side gabled bungalow with projecting flat roof integral garage over to the north-west side of its front elevation. The extension is a single-storey flat roof front, south-east side and rear extension which links to a front/rear gabled building behind.
18. The internal floor level of the shop is higher than the concrete forecourt outside which necessitates steps and a disabled access ramp outside the entrance. The disabled access ramp runs alongside the shopfront on the north-west side of the steps. On the south-east side of the platform outside the entrance is a steeper quadrant shaped ramp behind two bollards. On the south-east side of the steps is a parallel black metal Sheffield-style bike stand. On their north-west side is a parallel black metal railing connected to a perpendicular black metal railing alongside the disabled access ramp.
19. The shop forecourt is also host to an assortment of shop related paraphernalia. A newspaper A-board is displayed in front of the two bollards. On the south-east side of the quadrant shaped ramp, a raised concrete area alongside the shopfront and projecting forward of it hosts a metal roll cage trolley stacked with bags of barbecue fuel on sale followed by a metal storage cabinet and, perpendicular to this, a commercial dumpster with cylindrical bin in front. Next to the commercial dumpster is a second cylindrical bin followed by a clothing bank and third cylindrical bin.
20. Customer parking and deliveries are only available on road. Such is available along the north-westbound side of Wisbech Road, outside the shop and churchyard, and partly along both sides of Church Lane.
21. The north-eastern front boundary adjoins Wisbech Road opposite several residential properties. The south-eastern side boundary adjoins the churchyard of Grade II* Listed Church of St George. The south-west rear boundary adjoins the rear boundary of a residential property on Church Lane. The north-west side boundary adjoins

RESPONSES FROM CONSULTEES

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

Enforcement Section

No response.

Conservation Officer – 12 June 2026

Responded advising no conservation implications.

Parish – 24 June 2026

Responded in objection on the grounds that, due to the siting of the parcel locker, it has an adverse visual impact and will have a detrimental impact on community safety.

Ward Councillors – 12 June 2026

Cllr Ambrose Smith - Responded in support on the grounds that the benefits of the service provided by the parcel locker to the local community outweigh its visual impact.

Cllr Martin Goodearl – Responded by formally requesting the application be called in to planning committee on the grounds that, due to the siting of the parcel locker, it has an adverse visual impact and will have a detrimental impact on community safety.

23. A site notice was displayed near the site on 17 June 2026.

24. Neighbours – 10 neighbouring properties were notified and the responses received are summarised below. A full copy of the responses are available on the Council's website.

5a Wisbech Road – 23 June 2026

Responded in support on the grounds that the benefits of the service provided by the parcel locker to the local community, including reduced collection wait times resulting in reduced demand for on-road parking at any one time, outweigh its visual impact.

14 Wisbech Road – 7 July 2026

Responded in objection on the grounds that the parcel locker has an adverse visual impact; increases on-road parking to the detriment of pedestrian safety due to obstructing highway visibility when crossing the road; leads to customers obstructing the pathway; and prevents bicycles being stood and locked against the railings behind.

THE PLANNING POLICY CONTEXT

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

Policy GROWTH 2: Locational strategy

Policy GROWTH 5: Presumption in favour of sustainable development

Policy ENV 2: Design

Policy ENV 4: Energy and water efficiency and renewable energy in construction

Policy ENV 7: Biodiversity and geology

Policy ENV 9: Pollution

Policy ENV 12: Listed buildings

Policy COM 1: Location of retail and town centre uses

Policy COM 7: Transport impact

Policy COM 8: Parking provision

26. Supplementary Planning Documents

Climate Change SPD

Littleport Conservation Area Appraisal SPD

27. National Planning Policy Framework (December 2024)

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 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

28. Planning Practice Guidance

29. Local Nature Recovery Strategy December 2025 (LNRS)

PLANNING MATERIAL CONSIDERATIONS AND COMMENTS

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

- The principle of the development;
- Its impact on the residential amenity of neighbouring properties;
- Its impact on the visual amenity of the area;
- Its impact on the significance of heritage assets;
- Its impact on highway function and safety;
- Its impact on biodiversity and environmental features;
- Access for people with disabilities;
- Its impact on community safety; and
- Energy efficiency

31. Principle of Development

Policy GROWTH 2 (Locational strategy) of the East Cambridgeshire Local Plan 2015 (as amended 2023) requires a sequential approach to the siting of retail development otherwise supports other development within the defined development envelopes that meet local need provided no significant adverse effect on the character and appearance of the area and all other material planning considerations are satisfied.

Policy GROWTH 5 (Presumption in favour of sustainable development) of the East Cambridgeshire Local Plan 2015 (as amended 2023) seeks to secure development that improves the economic, social and environmental conditions in the area.

Parcel lockers provide economic benefits by cutting last-mile delivery costs for logistics companies and merchants. For host businesses, they drive guaranteed rental income, require zero staff management (given the lockers are self-service) and boost in-store sales because of increased footfall and impulse spending. Furthermore, consumers benefit from cheaper shipping and time-saving convenience.

Parcel lockers provide social benefits by consolidating deliveries, which drastically cuts van traffic, local congestion, and carbon emissions. Furthermore, by their placement in accessible public hubs, they boost community footfall, support local businesses, and operate flexibly 24/7.

Parcel lockers deliver environmental benefits by significantly cutting last-mile carbon emissions compared to traditional door-to-door delivery. By consolidating multiple parcels into a single drop-off, parcel lockers reduce courier van mileage, eliminate failed delivery attempts, and encourage sustainable "trip-chaining" during daily errands.

It is considered that the development complies with Policy GROWTH 2 (Locational strategy) given the shop is within the development envelope and the development is ancillary to the shop. Furthermore, it is considered that the development complies with Policy GROWTH 5 (Presumption in favour of sustainable development) of the East Cambridgeshire Local Plan 2015 (as amended 2023) insofar as its impact on the economic, social and environmental conditions in the area.

Policy GROWTH 5 (Presumption in favour of sustainable development) of the East Cambridgeshire Local Plan 2015 (as amended 2023) supports the approval of planning applications that accord with the policies in the Local Plan wherever possible without delay, unless material considerations indicate otherwise. The other material considerations relevant to the determination of this application are given below.

32. Residential Amenity

Policy ENV 2 (Design) of the East Cambridgeshire Local Plan 2015 (as amended 2023) expects no significantly detrimental effect on the residential amenity of nearby occupiers.

Policy ENV 9 (Pollution) of the East Cambridgeshire Local Plan 2015 (as amended 2023) seeks the minimisation and, where possible, reduction of all forms of pollution, including light pollution. It states that proposals will be refused where, individually or cumulatively, there are unacceptable impacts on the general amenity of the area, including through light pollution. It also states that conditions may be necessary to ensure adequate reduction and management of any impacts.

It is considered that the structure would have no significant detrimental impact on sunlight, daylight, privacy or outlook enjoyed by the occupants of neighbouring residential properties by virtue of its scale, massing, height and the degree of separation from the neighbouring residential properties. Furthermore, it is considered that the integrated energy-efficient LED downlights do not lead to significant levels of light pollution given they minimise light pollution to align with environmental best practices; do not exceed the baseline of street lighting columns; and are directed downwards. To avoid doubt and safeguard the residential amenity of neighbouring occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015 (as amended 2023), it is recommended that it be conditioned that no external lights shall be erected within the site (either freestanding or building-mounted) other than those expressly authorised within this application.

Policy COM 7 (Transport impact) of the East Cambridgeshire Local Plan 2015 (as amended 2023) seeks to accommodate the level/type of traffic generated without detriment to the amenity of the locality. It is considered that the development would not significantly increase the level or significantly change the type of traffic generated given ancillary to the shop

therefore it would be unlikely to have any significant detrimental impact on the amenity of the locality.

Policy ENV 2 (Design) of the East Cambridgeshire Local Plan 2015 (as amended 2023) expects high standards of amenity for users. It is considered that the parcel lockers represent a high standard of amenity for users by their very nature, with sufficient space on the forecourt for access.

Given the above considerations, it is considered the development complies with Policies ENV 2 (Design), ENV 9 (Pollution) and COM 7 (Transport impact) of the East Cambridgeshire Local Plan 2015 (as amended 2023) insofar as its impact on residential amenity.

33. Visual Amenity

Policy ENV 2 (Design) of the East Cambridgeshire Local Plan 2015 (as amended 2023) expects development to make efficient use of land while respecting the character of the surrounding area. It also expects the location, layout, scale, form, massing, materials and colour of development to relate sympathetically to the surrounding area.

The site is constrained by the width of the bungalow and shop extension which leave no space either side. Furthermore, it is constrained by the site levels which necessitate the entrance steps and ramps, preventing the parcel locker from being positioned against the shopfront. It had been suggested positioning it perpendicular to the shopfront alongside the boundary with the churchyard, but it is unlikely that the site is sufficiently deep and, notwithstanding this, considered such would be more visually intrusive than in its current position, parallel to the shopfront but in front of the disabled access ramp.

Whilst it is acknowledged that the visual prominence of the parcel locker would be reduced if positioned against the shopfront, as in many other examples, it is accepted this is not possible due to the site constraints. Therefore, considering these constraints, the location of the parcel locker and its layout is considered appropriate for the site. It is considered that the scale, form and massing of the parcel locker is appropriate in relation to the scale, form and massing of the shopfront as a utilitarian ancillary structure. Furthermore, it is considered that the materials of the parcel locker can be accepted as utilitarian and its colours accepted as distinctive of the brand which are no longer unexpected or out of place within a shop forecourt. To avoid doubt and safeguard the character and appearance of the area, in accordance with Policy ENV2 of the East Cambridgeshire Local Plan 2015 (as amended 2023), it is recommended that it be conditioned that the materials to be used in the construction of the external surfaces of the development shall be as detailed on Dwg No. L(02)101 P1 (Existing and Proposed Elevations).

Policy COM 7 (Transport impact) of the East Cambridgeshire Local Plan 2015 (as amended 2023) seeks to accommodate the level/type of traffic generated without detriment to the character and appearance of the locality. As aforementioned, it is considered that the development would not significantly increase the level or significantly change the type of traffic generated given ancillary to the shop therefore it would be unlikely to have any significant detrimental impact on the character and appearance of the locality.

Given the above considerations, it is considered the development complies with Policies ENV 2 (Design) and COM 7 (Transport impact) of the East Cambridgeshire Local Plan 2015 (as amended 2023) insofar as its visual impact.

34. Historic Environment

Policy ENV 11 (Conservation areas) of the East Cambridgeshire Local Plan 2015 (as amended 2023) is not triggered given the site is not within the Littleport Conservation Area; but it should be noted that the site does adjoin the Littleport Conservation Area which triggers Para. 208 of the NPPF 2024.

Policy ENV 12 (Listed buildings) of the East Cambridgeshire Local Plan 2015 (as amended 2023) is triggered given the shop adjoins the churchyard of Grade II* Listed Church of St George. It seeks to ensure development enhances or at least preserves those elements that make a positive contribution to the significance of the heritage asset and does not materially harm the immediate or wider setting of a Listed Building.

Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 provides that in considering whether to grant planning permission for development which affects the setting of a listed building, the local planning authority, or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the setting of the building.

Para. 208 of the NPPF 2024 states that local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

It is considered that those elements that make a positive contribution to the significance of the Grade II* Listed Church of St George are preserved and the development does not materially harm its immediate or wider setting given the intervening shopfront and degree of separation. Furthermore, taking account of the Littleport Conservation Area Appraisal, it is considered that the particular significance of the Littleport Conservation Area is unaffected by the development given its location within the forecourt of the shop, its layout parallel to the shopfront and its scale, form and massing in relation to the scale, form and massing of the shopfront.

Given the above considerations, it is considered the development complies with Policy ENV 12 (Listed buildings) of the East Cambridgeshire Local Plan 2015 (as amended 2023) insofar as its impact on the setting of the Grade II* Listed Church of St George. Furthermore, consideration has been given to the development in accordance with Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Para. 208 of the NPPF 2024.

35. Highways

Policy COM 7 (Transport impact) of the East Cambridgeshire Local Plan 2015 (as amended 2023) seeks to accommodate the level/type of traffic generated without detriment to the local highway network.

Policy COM 8 (Parking provision) of the East Cambridgeshire Local Plan 2015 (as amended 2023) seeks provision of adequate levels of car and cycle parking, broadly in accordance with the Council's parking standards. It provides that, car free development may be considered acceptable where there is clear justification having regard to the location and the current and proposed availability of alternative transport modes.

As aforementioned, it is considered that the development would not significantly increase the level or significantly change the type of traffic generated given ancillary to the shop. Therefore, it is considered unlikely that it has had any significant detrimental impact on the local highway network and likely that sufficient on road parking is available. Furthermore, parcel lockers can ease the impact on the road network by consolidating deliveries.

Given the above considerations, it is considered the development complies with Policies COM 7 (Transport impact) and COM 8 (Parking provision) of the East Cambridgeshire Local Plan 2015 (as amended 2023) insofar as its impact on highway function and safety.

36. Trees and Ecology

Policy ENV 2 (Design) of the East Cambridgeshire Local Plan 2015 (as amended 2023) expects development to make efficient use of land while respecting the landscape and biodiversity of the surrounding area. Policy ENV 7 (Biodiversity and geology) of the East Cambridgeshire Local Plan 2015 (as amended 2023) requires all development proposals to protect the biodiversity and geological value of land and buildings and minimise harm to or loss of environmental features. It is considered that Policies ENV 2 (Design) and ENV 7 (Biodiversity and geology) of the East Cambridgeshire Local Plan 2015 (as amended 2023) are not triggered insofar as the impact of the development on biodiversity and environmental features given the siting of the development on the concrete forecourt where there are no immediate environmental features.

37. Other Material Matters

Regarding Biodiversity Net Gain (BNG), the development has been declared exempt from BNG on the grounds that it is de-minimis.

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).

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.

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.

Policy ENV 2 (Design) of the East Cambridgeshire Local Plan 2015 (as amended 2023) expects incorporation of the highway and access principles contained in Policy COM 7 into designs to ensure safe and convenient access is provided for people with disabilities. The application specifies that the parcel locker has multiple compartment sizes to suit different needs with 'easy access' compartments designed to provide a more accessible experience

for users, particularly those with mobility needs. It is stated that users can request an “easy access” compartment ahead of collecting or returning their parcel or simply click this option when using the parcel locker machine. Given this consideration, it is considered the development complies with Policy ENV 2 (Design) of the East Cambridgeshire Local Plan 2015 (as amended 2023) insofar as there is access for people with disabilities.

Policy ENV 2 (Design) of the East Cambridgeshire Local Plan 2015 (as amended 2023) expects a safe environment through design that addresses crime prevention and community safety. Concern has been raised that the development will facilitate crime and adversely impact community safety given it conceals some of the disability access ramp behind it. However, this area is covered by a surveillance camera mounted vertically towards the lefthand corner of the shopfront. Furthermore, the parcel locker is equipped with CCTV and motion sensors to capture and record locker interactions and features integrated LED lighting. Given these considerations, it is considered the development complies with Policy ENV 2 (Design) of the East Cambridgeshire Local Plan 2015 (as amended 2023) insofar as its impact on community safety.

Policy ENV 4 (Energy and water efficiency and renewable energy in construction) seeks 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. It is stated in the application that InPost parcel lockers use energy-efficient LED fixtures. It is also stated that, on average, an InPost parcel locker consumed 1.48kWh over 24 hours between May 2024 to April 2025 which powered the screen, as well as CCTV. Given these considerations, it is considered the development complies with Policy ENV 4 (Energy and water efficiency and renewable energy in construction) of the East Cambridgeshire Local Plan 2015 (as amended 2023).

38. Human Rights Act

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.

39. Equalities and Diversities

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.

40. Planning Balance

The development is utilitarian in appearance, and its location and layout are constrained by the site. However, such is not unexpected on the forecourt of a shop, and, in this instance, it is considered that the sustainability benefits of the development outweigh the visual impact. Furthermore, it is considered the development will not have any significant adverse impact on community safety. The proposal is therefore recommended for approval subject to the recommended conditions, as listed in Appendix 2 below.

APPENDICES

Appendix 1 – Plans

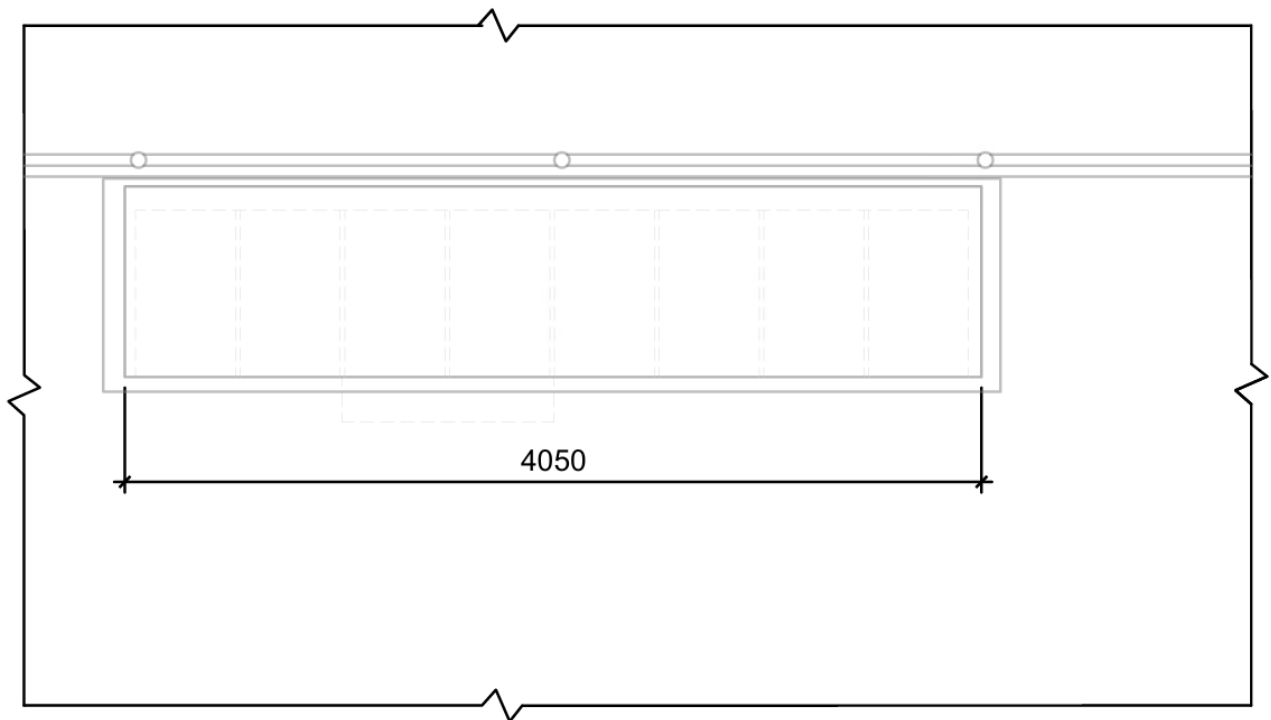
Appendix 2 – Recommended Conditions

APPENDIX 1 - PLANS

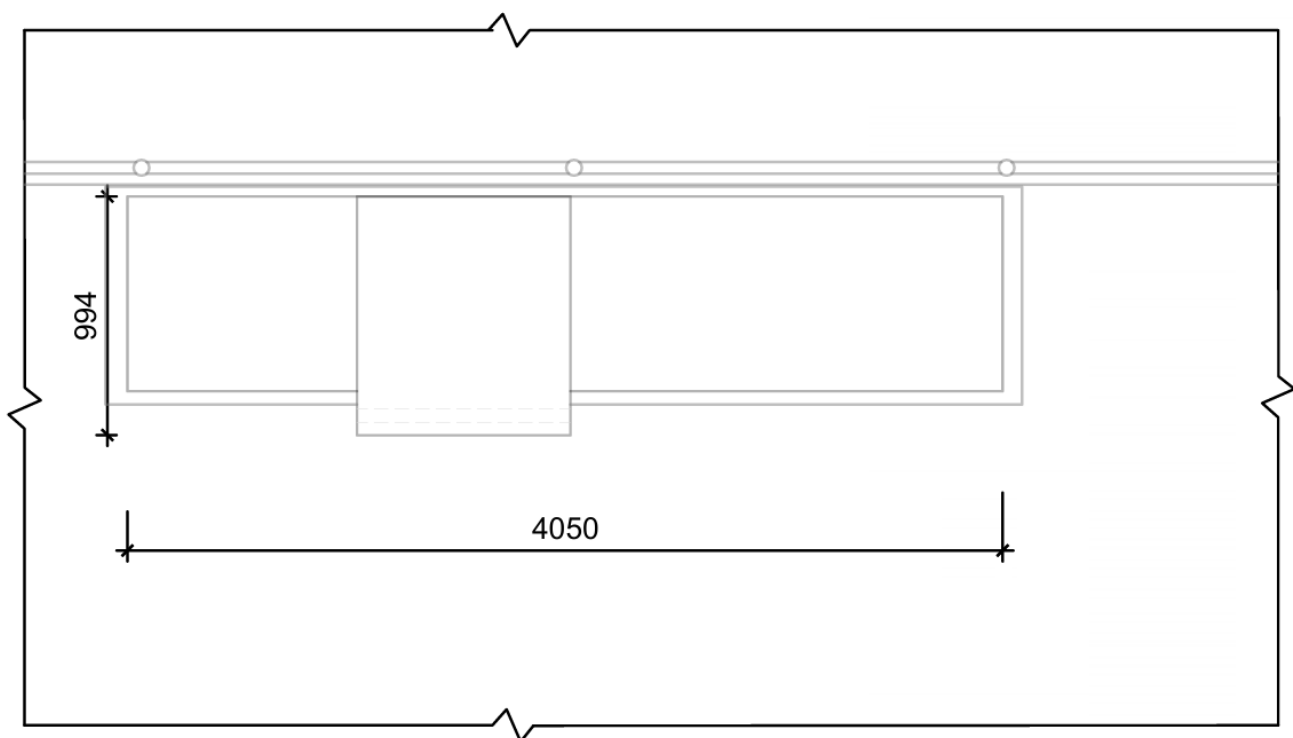
The following plans are a selection of those submitted as part of the application and are provided to illustrate the proposed development. They may not be to scale. The full suite of plans can be found on the Council's website.





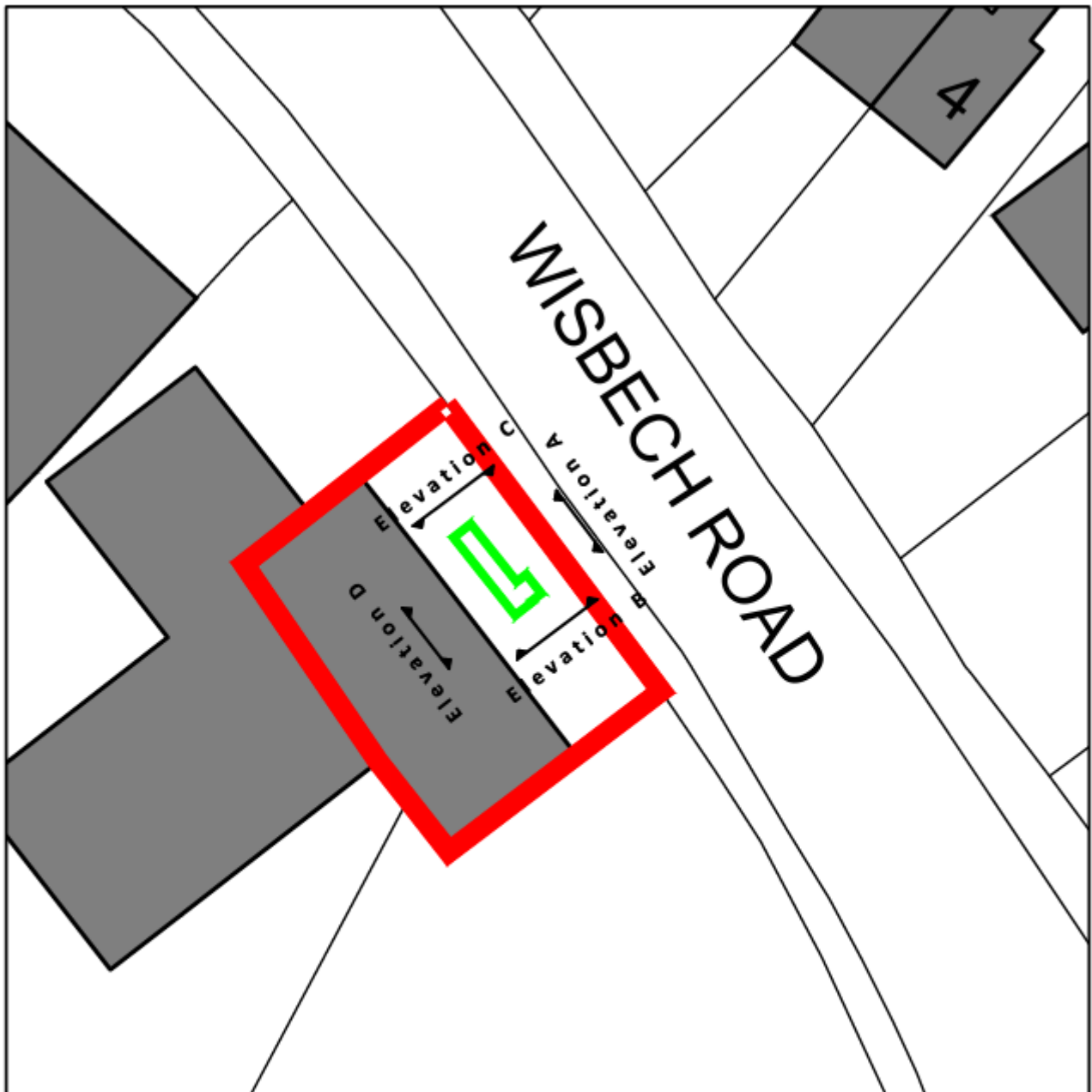


PLAN
SCALE 1:50



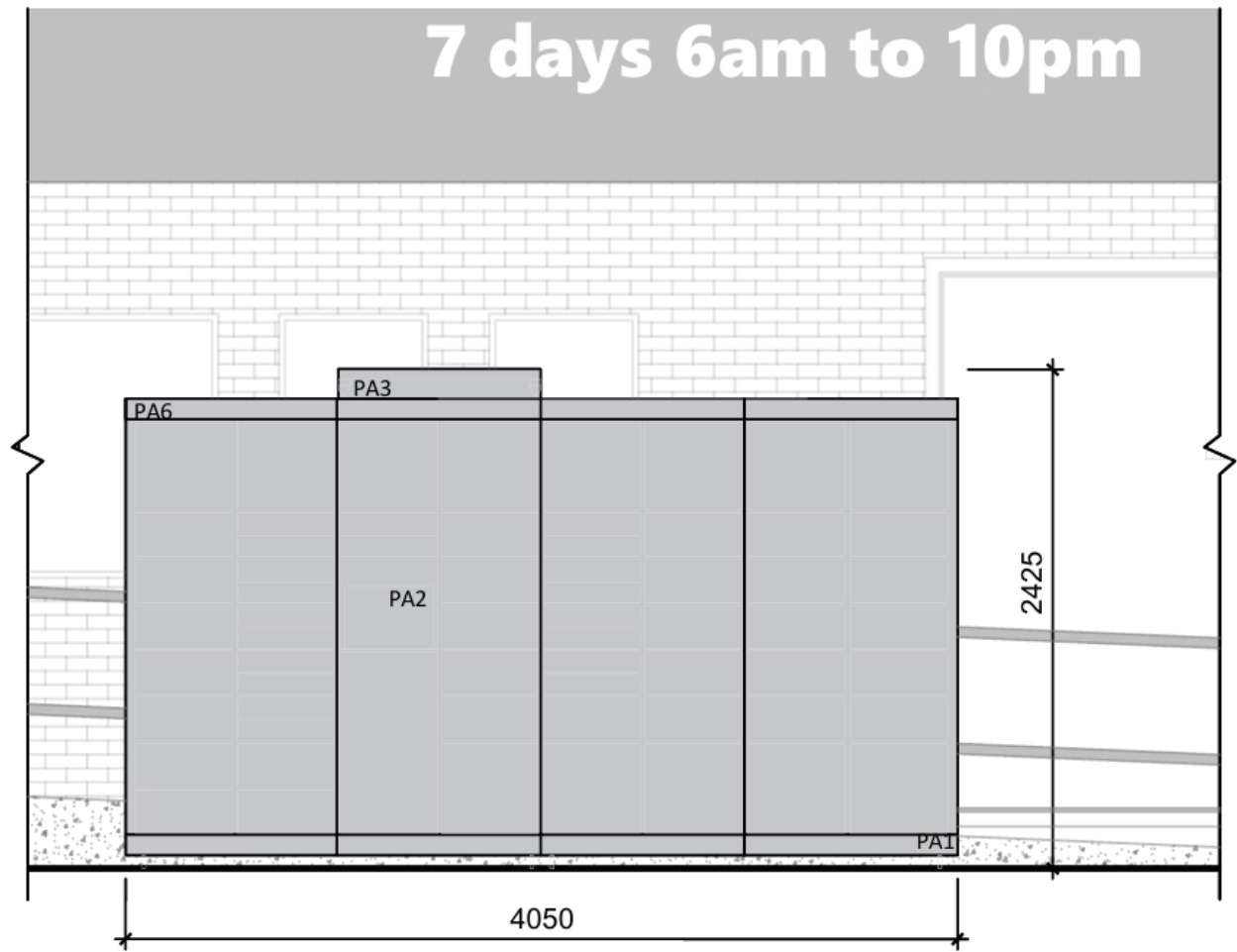
ROOF PLAN
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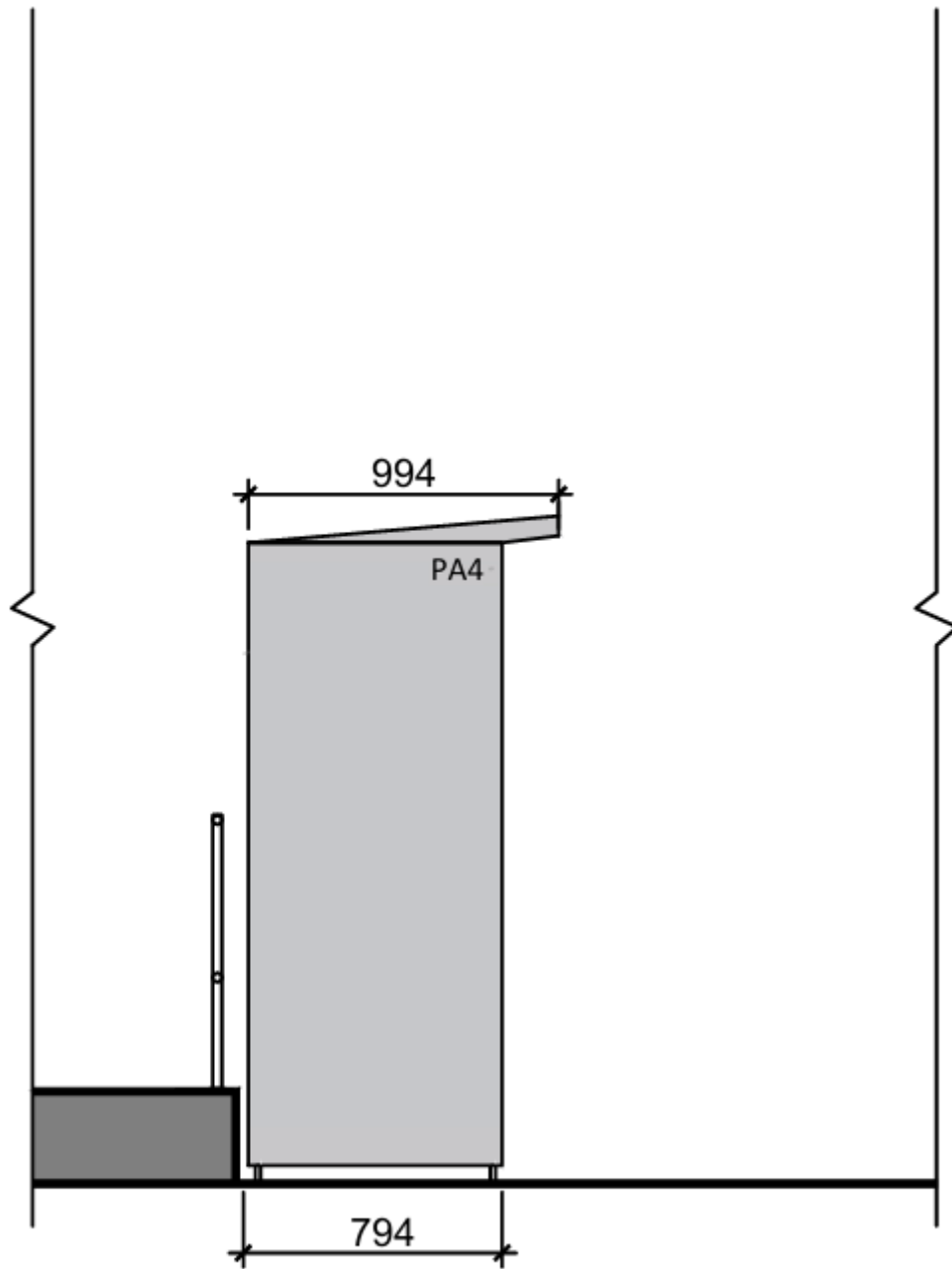


KEY PLAN
SCALE 1:500

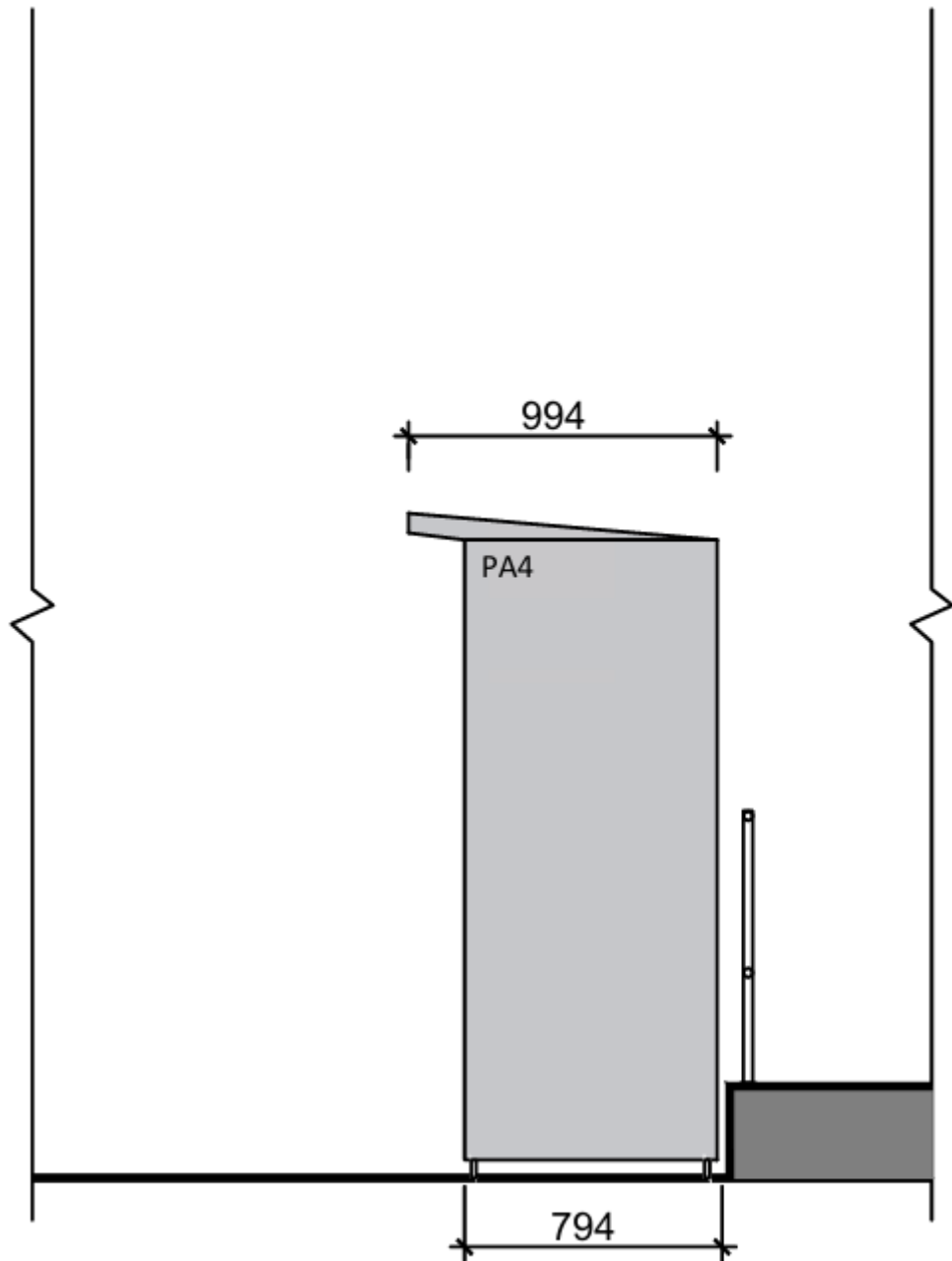




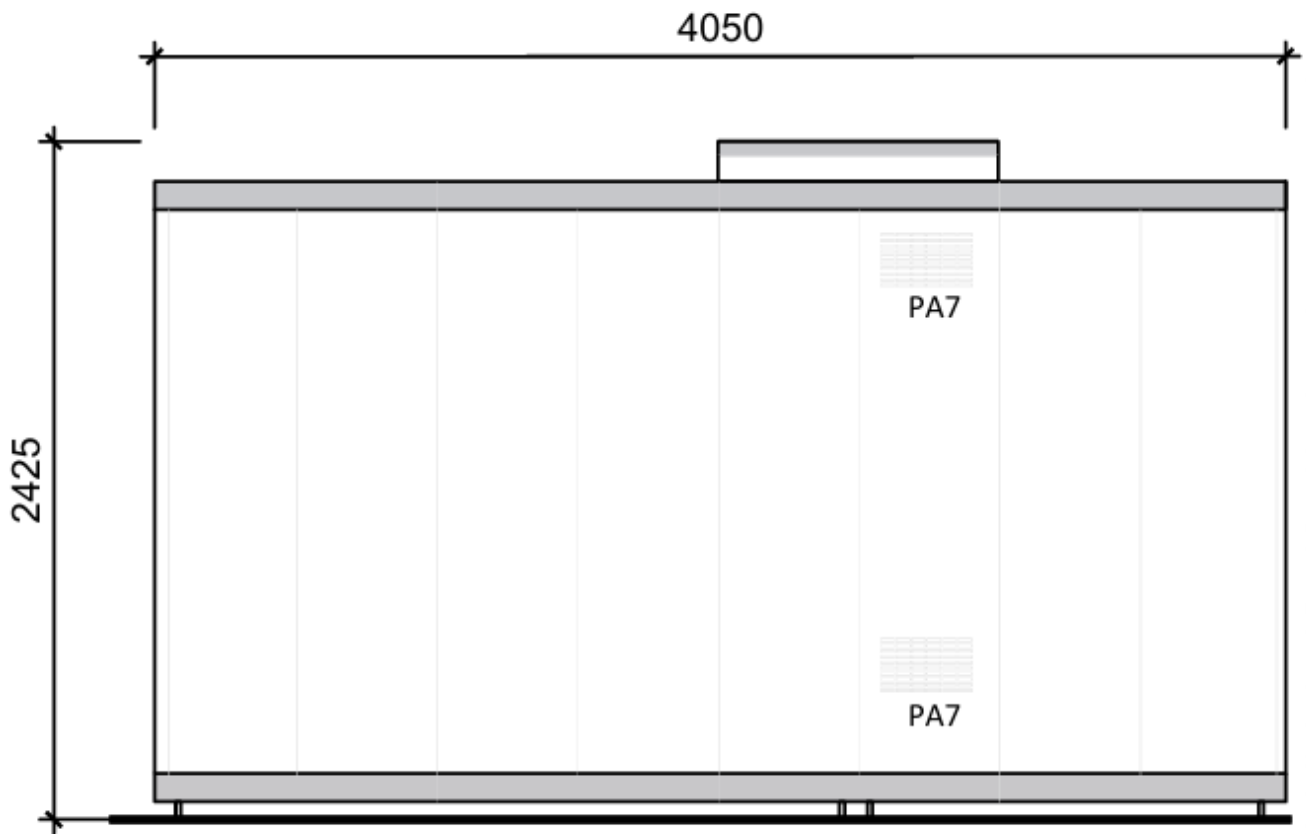
ELEVATION A
SCALE 1:50



ELEVATION B
SCALE 1:50



ELEVATION C
SCALE 1:50



ELEVATION D
SCALE 1:50

APPENDIX 2 - Recommended Conditions

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

Plan Reference	Version No	Date Received
L(00)000	P1	10th June 2026
L(00)100	P1	10th June 2026
L(01)101	P1	10th June 2026
L(02)101	P1	10th June 2026

- 1 Reason: To define the scope and extent of this permission.
- 2 The materials to be used in the construction of the external surfaces of the development shall be as detailed on Dwg No. L(02)101 P1 (Existing and Proposed Elevations);
- 2 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).
- 3 No external lights shall be erected within the site (either freestanding or building-mounted) other than those expressly authorised within this application.
- 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).

Planning Performance Report – May 2026

Planning will report a summary of performance. This will be for the month before last month, as this allows for all applications to be validated and gives a true representation.

All figures include all types of planning applications.

Determinations

	Total	Major	Minor	Householder	Other	DIS/NMA	Trees	Pre-app
Determinations	117	0	19	25	19	17	27	10
Determined on Time (%)	-	- (90% within 13 weeks)	74% (80% within 8 weeks)	92% (90% within 8 weeks)	100% (90% within 8 weeks)	76% (80% within 8 weeks)	100% (100% within 8 weeks)	N/A
Approved	102	0	17	25	19	17	24	N/A
Refused	5	0	2	0	0	0	3	N/A

Validations

52% of applications validated within 5 working days (ECDC target is 85%).

	Total	Major	Minor	Householder	Other	DIS/NMA	Trees	Pre-app
Validations	110	2	20	18	14	25	20	11

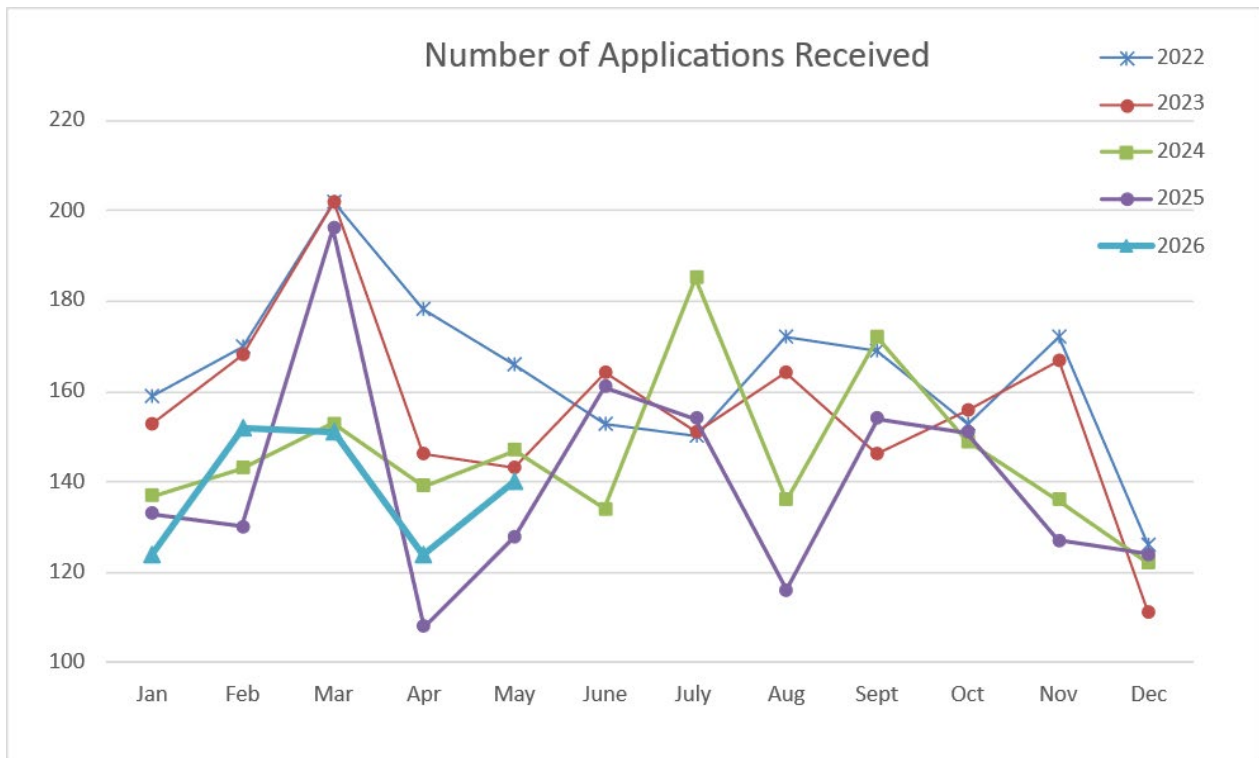
Open Cases by Team (as of 18 June 2026)

	Total	Major	Minor	Householder	Other	DIS/NMA	Trees	Pre-app
North Team (7 FTE)	159	12	43	20	33	39	0	12
South Team (7 FTE)	164	14	25	26	34	52	0	13
No Team (2 FTE)	33	0	0	2	3	2	25	1

('No Team' includes the Trees Officer and the Conservation Officer.)

Applications Received

The Planning department received a total of 140 applications in May 2026 which is a 9.4% increase to the total received in May 2025 (128) and a 13% increase to the total received in April 2026 (124).



Valid planning appeals received in May 2026: 6

Appeal reference	Site Address	Decision Level
26/00007/REFMC	15 Newnham Street Ely Cambridgeshire CB7 4PG	DEL
26/00008/LBCAPP	15 Newnham Street Ely Cambridgeshire CB7 4PG	DEL
26/00011/REFAPP	Rose Garden Cottage 13 Soham Road Fordham Ely Cambridgeshire CB7 5LD	DEL
26/00012/TREFAP	17 Bohemond Street Ely Cambridgeshire CB7 4PP	DEL
26/00013/REFAPP	Boundary Farm Sutton Road Witchford Ely Cambridgeshire CB6 2HX	DEL
26/00014/REFAPP	Land Southwest Of Hightown Drove Burwell Cambridgeshire	COMM

Appeals decided in May 2026: 3

Appeal reference	Site Address	Decision Level	Outcome
25/00006/REFAPP	Land Between 43 And 79 The Causeway Isleham Cambridgeshire	DEL	DISMIS
25/00021/REFAPP	Land At Cambridge Road Stretham Cambridgeshire	COMM	ALLOW
26/00004/REFAPP	Land Adj To 1 Victoria Place Sutton Ely Cambridgeshire CB6 2NP	DEL	DISMIS

Upcoming planning appeal hearings dates: 0

Enforcement

New complaints registered in May 2026: 22 (1 proactive)

Cases closed in May 2026: 17 (2 proactive)

Notices served in May 2026: 0

Open cases per officer (as of 18 June 2026): 153 (26 proactive) / 2.6fte = 59 FTE

Comparison of Enforcement complaints received during May

Code	Description	2025	2026
ADVERT	Reports of unauthorised adverts	1	1
BNGBRE	Reports of breaches of a mandatory BNG condition		1
COND	Reports of breaches of planning conditions	1	7
CONSRV	Reports of unauthorised works in a Conservation Area		
DEM	Reports of unauthorised demolition in a Conservation Area		
HEDGE	High Hedge complaints dealt with under the Anti-Social Behaviour Act		
HEDBR	High hedges breach		
LEGOB	Legal Obligation monitoring		
LEGOR	Legal Obligation report		1
LISTED	Reports of unauthorised works to a Listed Building	1	
MON	Compliance Monitoring		
OP	Reports of operational development, such as building or engineering works	6	4
OTHER	Reports of activities that may not constitute development, such as the siting of a mobile home		2
PLAN	Reports that a development is not being built in accordance with approved plans	2	1
PRO	Proactive cases opened by the Enforcement Team, most commonly for unauthorised advertisements and expired temporary permissions		1
TRECON	No notice of tree works in a Conservation area		
TREHDG	Hedgerow Regulations breach		
TRETPO	Unauthorised works to TPO tree		
UNTIDY	Reports of untidy land or buildings harming the visual amenity		
USE	Reports of the change of use of land or buildings	7	4
Total		18	22

Code Descriptions

DIS	Discharge of Condition	DISMISS	Appeal Dismissed
NMA	Non-material Amendment	ALLOW	Appeal Allowed
COMM	Committee Decision	NONDET	Appeal for non-determination
DEL	Delegated Decision	APPWIT	Appeal withdrawn

Planning Performance Report – June 2026

Planning will report a summary of performance. This will be for the month before last month, as this allows for all applications to be validated and gives a true representation.

All figures include all types of planning applications.

Determinations

	Total	Major	Minor	Householder	Other	DIS/NMA	Trees	Pre-app
Determinations	131	9	20	24	8	40	17	13
Determined on Time (%)	-	100% (90% within 13 weeks)	100% (80% within 8 weeks)	100% (90% within 8 weeks)	100% (90% within 8 weeks)	65% (80% within 8 weeks)	100% (100% within 8 weeks)	N/A
Approved	113	7	20	23	6	40	17	N/A
Refused	5	2	0	1	2	0	0	N/A

Validations

96% of applications validated within 5 working days (ECDC target is 85%).

	Total	Major	Minor	Householder	Other	DIS/NMA	Trees	Pre-app
Validations	175	2	19	35	28	52	29	10

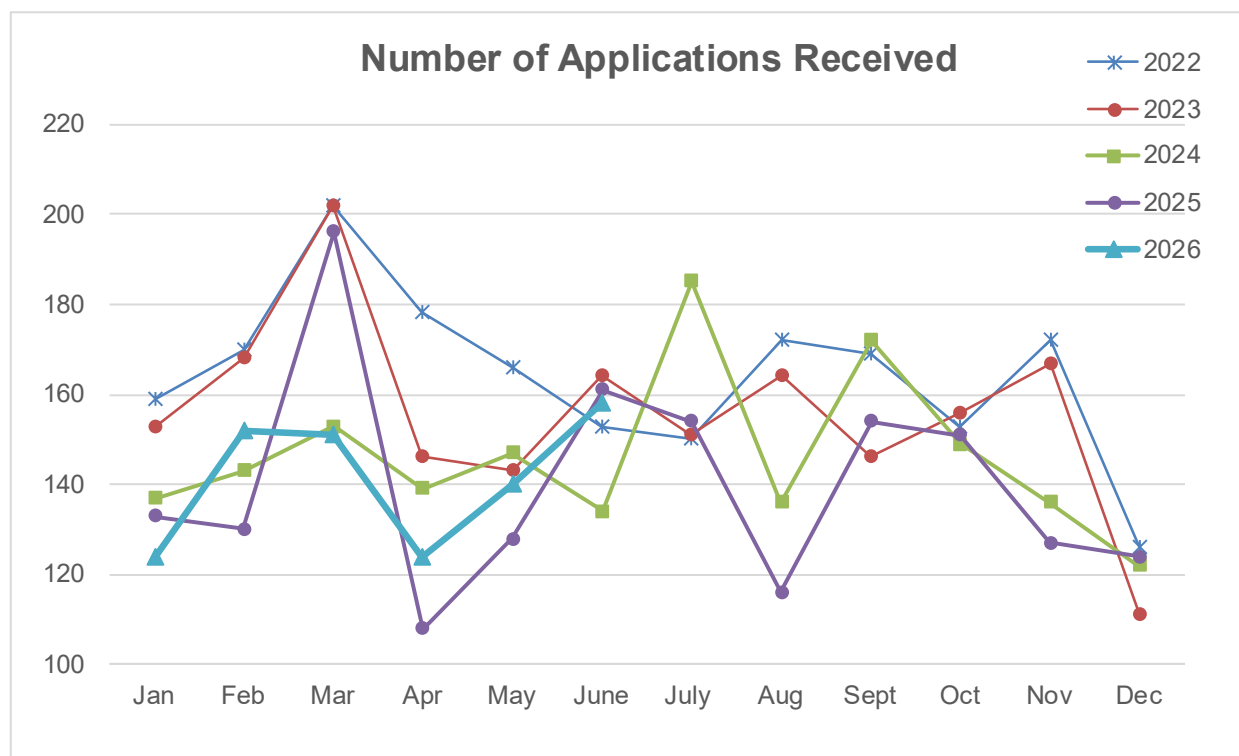
Open Cases by Team (as of 15 July 2026)

	Total	Major	Minor	Householder	Other	DIS/NMA	Trees	Pre-app
North Team (7 FTE)	146	13	35	23	27	34	0	14
South Team (7 FTE)	165	14	24	26	36	49	0	16
No Team (2 FTE)	23	0	0	1	1	2	19	0

('No Team' includes the Trees Officer and the Conservation Officer.)

Applications Received

The Planning department received a total of 158 applications in June 2026 which is a 1.9% decrease to the total received in June 2025 (161) and a 13% increase to the total received in May 2026 (140).



Valid planning appeals received in June 2026: 1

Appeal reference	Site Address	Decision Level
26/00015/REFAPP	South East Corner Of Sixteen Acre Plantation Duchess Drive Newmarket Suffolk	DEL

Appeals decided in June 2026: 0

Upcoming appeal hearing dates: 0

Enforcement

New complaints registered in June 2026: 24 (3 proactive)

Cases closed in June 2026: 19 (1 proactive)

Notices served in June 2026: 2

Open cases per officer as of 15 July 2026: 156 (26 proactive) / 2.6fte = 60 FTE

Comparison of Enforcement complaints received during June

Code	Description	2025	2026
ADVERT	Reports of unauthorised adverts	4	
BNGBRE	Reports of breaches of a mandatory BNG condition		
COND	Reports of breaches of planning conditions	3	5
CONSRV	Reports of unauthorised works in a Conservation Area		
DEM	Reports of unauthorised demolition in a Conservation Area		
HEDGE	High Hedge complaints dealt with under the Anti-Social Behaviour Act		
HEDBR	High hedges breach		1
LEGOB	Legal Obligation monitoring		
LEGOR	Legal Obligation report		
LISTED	Reports of unauthorised works to a Listed Building		2
MON	Compliance Monitoring		
OP	Reports of operational development, such as building or engineering works	6	7
OTHER	Reports of activities that may not constitute development, such as the siting of a mobile home	1	3
PLAN	Reports that a development is not being built in accordance with approved plans	1	1
PRO	Proactive cases opened by the Enforcement Team, most commonly for unauthorised advertisements and expired temporary permissions	1	3
TRECON	No notice of tree works in a Conservation area	1	
TREHDG	Hedgerow Regulations breach		
TRETPO	Unauthorised works to TPO tree		
UNTIDY	Reports of untidy land or buildings harming the visual amenity		
USE	Reports of the change of use of land or buildings	6	2
Total		23	24

Code Descriptions

DIS	Discharge of Condition	DISMISS	Appeal Dismissed
NMA	Non-material Amendment	ALLOW	Appeal Allowed
COMM	Committee Decision	NONDET	Appeal for non-determination
DEL	Delegated Decision	APPWIT	Appeal withdrawn