

TITLE: 25/00535/FUM

Committee: Planning Committee

Date: 2 September 2026

Author: Major Projects Officer

Report No: AB58

Contact Officer: Victoria Crosby, Major Projects Officer
victoria.crosby@eastcambs.gov.uk
01353 616309
Room No 011 The Grange Ely

Site Address: Meadow View Industrial Estate Reach Road Burwell

Proposal: Regularisation of the development: Lorry storage park (B8), Self-storage container park (B8), 15 no. industrial starter units (B2), including associated parking, drainage, hard landscaping, and a surface water attenuation pond.

Applicant: Mark Cross Limited

Parish: Burwell

Ward: Burwell

Ward Councillors: David Brown
Lavinia Edwards

Date Received: 21 May 2025

Expiry Date: 20 August 2025

Extension of time expiry date: 9 September 2026

RECOMMENDATION

1. Members are recommended to APPROVE the application for the following reasons.
2. The proposal provides Use Class B8 lorry storage and a self-storage container park uses alongside the previously approved 15 industrial starter units (Use Class B2), and does not result in a loss of designated employment land to this allocated site. The mixed B2 and B8 development represents an acceptable technical departure from Policy BUR 2 and does not compromise the delivery of the remaining undeveloped parcels of the wider BUR 2 allocation. The proposal therefore satisfies the overarching economic objectives of

Policies BUR 2 and EMP 1 of the East Cambridgeshire Local Plan 2015 (as amended 2023) and the recently updated National Planning Policy Framework (NPPF).

3. Subject to the recommended conditions, the scheme has an acceptable impact on residential amenity, visual amenity, highways, ecology, trees, flooding risk and drainage and sustainable construction.
4. The application is being heard by committee because it triggers the Council's Constitution in respect of involving a departure from the Statutory Development Plan.

SUMMARY OF APPLICATION

5. The application seeks full planning permission for the regularisation of a lorry storage park (Use Class B8), self-storage container park (B8), 15 industrial starter units (B2), including associated parking, drainage, hard landscaping, and a surface water attenuation pond.
6. The application site is located within the development envelope for Burwell. Meadow View Industrial Estate comprises 15 starter units, granted under application reference 18/00609/FUM and constructed. These elements have been included in the proposal for completeness and clarity. The norther part of the site is within the BUR 2 employment allocation site, which has been laid out as a lorry storage park, 45 self-storage containers and gravel area, accessed from the Meadow View Industrial Estate. The application seeks retrospective permission for these elements along with permission for the attenuation pond which was installed over 5 years ago.
7. The BUR 2 employment allocation is for B1/B2 uses and the elements of the proposal within the BUR 2 allocation are B8 uses. The previously-approved development of 15 starter units adjacent to the south has been included in the proposal as these do comprise a B2 use and the applicant submits that the current proposal can be viewed as a 'land swap' in terms of usage.
8. 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

9. **18/00155/OUM** Proposed employment development consisting of B1 uses, and associated access and landscaping.
Approved
09 April 2018
10. **18/00609/FUM** Proposed change of use from B8 to B2 and 15No starter units including associated parking, drainage and hard landscaping.
Approved
04 October 2018
11. **21/01162/VARM** To vary Condition 14 (Meet BREEAM Very Good standard or equivalent) of previously approved 18/00609/FUM for Proposed change of use from B8 to B2 and 15No starter units including associated parking, drainage and hard landscaping

Withdrawn
05 July 2023

12. **22/00577/FUL** Change of use of allocated employment land to lorry park and self-storage area – retrospective.
Refused
20 July 2024

THE SITE AND ITS ENVIRONMENT

13. The application site comprises approximately 0.93ha (2.30 acres) of land, excluding access, located on the south western fringe of Burwell and within the development envelope.
14. The northern part of the application site is part of an allocated site, BUR 2, which is allocated for approximately 2.5 hectares of Class B1/B2 employment development. This part of the site comprises approximately 0.43ha (1.06 acres) and is used to site 45 storage containers and lorry park uses (both Use Class B8), while the southern part of the site, containing 15 industrial starter units (Use Class B2) measures approximately 0.5ha (1.24 acres).
15. The site is partially within Flood Zones 2 and 3 but benefits from flood defences, and some areas are identified as being at risk of surface water flooding. The site is within an amber risk impact zone for Great Crested Newts.

RESPONSES FROM CONSULTEES

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

Environmental Health - 9 June 2025, 19 May 2026 and 5 June 2026

Do not appear to have received any complaints concerning this site. Impacts can be adequately mitigated through planning conditions:

- Delivery/movement restrictions: restricting the hours when lorries can enter, exit, or move within the site.
- Self-storage access hours: limiting customer access to the storage containers to daytime hours to prevent overnight noise from roller shutters, car doors, and padlocks.
- No overnight parking/sleeper-cab restrictions: explicitly prohibiting lorry drivers from sleeping overnight in their cabs on-site.
- External lighting control: restricting floodlighting to prevent light pollution.
- No vehicle repairs or washing: prohibiting any commercial vehicle maintenance, servicing, or jet washing on site to prevent acoustic and chemical pollution, unless dedicated, intercepted facilities are specifically approved.
- An informative regarding trade waste is proposed.

ECDC Trees Team - 18 June 2025, 19 December 2025 and 12 August 2026

Following the submission of revised details, no objection.

Waste Strategy (ECDC) - 17 June 2025

No objection.

Environment Agency - 16 June 2025, 15 September 2025, 21 May 2026 and 5 August 2026

Has no objection, having removed its initial objection to the application following submission of a revised flood risk assessment. An informative about permit for sewage effluent is proposed.

Cambridgeshire Archaeology - 29 May 2025 and 14 May 2026

No objection. Archaeological works have been completed under previous application (18/00609/FUM) for the southern portion of the area. An approved report for the works was received and the condition applied to the former application has been discharged in full.

Design Out Crime Officers - 30 June 2025, 20 May 2026 and 17 August 2026

Has no objection having viewed the documents in relation to crime, disorder, and the fear of crime.

Local Highways Authority - 18 June 2025, 18 May 2026 and 18 August 2026

No objection as no significant adverse effect upon the public highway should result from this proposal. Any further expansion of the industrial area would likely result in amendments being required to the existing access.

Economic Development - 10 June 2025

No specific comments or objections to this application.

Cambridgeshire Fire And Rescue Service - 3 June 2025

No objection with condition regarding fire hydrants.

Parish - 11 June 2025 and 13 August 2026

No objection to first consultation. For the later consultation, asked for clarification on the comments by the Strategic Planning Group.

Ward Councillors

No comments received at time of writing.

Lead Local Flood Authority - 18 June 2025, 8 August 2025 12 September 2025 and 20 May 2026

No objection after further information was provided, and advice can be included in informatives.

Cadent Gas Ltd - 6 June 2025, 9 June 2025, 15 May 2026 and 18 May 2026

No objection is raised subject to the inclusion of informatives about the high pressure assets in the vicinity.

The Ely Group Of Internal Drainage Board - 12 June 2025

No objection.

County Highways Transport Team - 11 August 2026

No objection.

Conservation Officer - 15 May 2026

No conservation implications.

East Cambs Ecologist - 13 August 2026

Objects as no compensation plan has been submitted to align with local and national policy to provide bird boxes, bat boxes, insect hotels and hedgehog enhancements, out of date information submitted, and how the enhancement recommendations are outside the site boundary.

Strategic Planning - 30 July 2026

This application proposes B8 employment use on land that is allocated in East Cambridgeshire's Local Plan 2015 (as amended 2023) for B1/B2 employment use. The allocation is via Policy BUR 2 'Land at Reach Road' which applies to a 2.5 hectare area; the southern part of which is affected by this planning application.

The proposal would result in partial loss of B1/B2 employment potential to B8 use on a portion of 'Land at Reach Road'.

Policy EMP 1 'Retention of existing employment sites and allocations' states in its final clause that

"The Council will seek to retain employment allocations for their designated B1/B2/B8 uses. However, planning applications for redevelopment/development for other purposes will be assessed on their merits, taking account of criteria a and b above, and other policies in the Plan (particularly those relating to development in the countryside and impact on local character)."

Criteria a), requires applicants to demonstrate the continued use of the site for employment uses to be no longer viable, taking into account the sites' characteristics, quality of buildings, and existing or potential market demand.

Criteria b) requires the redevelopment of the site to bring significant environmental or community benefits which outweigh the partial loss of employment uses.

Strategic Planning has not seen evidence of the site having been marketed for B1/B2 use. If it has not been demonstrated that B1/B2 in this location is not viable or, alternatively, that the redevelopment of the site would bring significant environmental or community benefits then this proposal presents a tension with the development plan. Nonetheless, of relevance here are:

- the proposal only affects a portion of the allocated site and so long as the proposal doesn't prejudice B1 and B2 use on the rest of the site, the remainder of the allocation is still capable of coming forward as B1/B2 use;
- the proposed B8 uses is still an employment use (albeit will not create jobs in the way that B1/B2 uses do) and is part of a wider mix of other B1 and B2 employment uses across the wider Meadow View Industrial Estate; and
- whether the scheme complies with criteria set out in Policy BUR 2 (notwithstanding the direct conflict with the B1/B2 allocation).

Another Local Plan policy that is relevant to the assessment of the merits of this scheme, especially in light of the settlement edge location of this scheme is Policy ENV 1 'Landscape and settlement character'.

A further potential merit of this scheme to assess is the extent to which the B8 uses are integral or complementary to the B1/B2 employment uses in the wider Meadow View Industrial Estate (land to the south that falls outside the BUR 2 site allocation) and therefore the extent to which this element of the application helps to ensure:

- the continued success of the industrial estate and
- the B1/B2 employment uses across the wider industrial estate are sustained and remain the principal function of the Meadow View Industrial Estate.

If this scheme is found not to fulfil the criteria set out in criteria a) of Policy EMP 1 or, alternatively criteria b) of Policy EMP 1, and there are insufficient merits of this scheme in light of other policies in the Local Plan then it is necessary to consider whether material consideration exist to justify a departure from the development plan.

Cambridgeshire County Council

No comments received at time of writing.

CCC Growth & Development

No comments received at time of writing.

17. Site notices were displayed near the site on 6 June 2025 and 7 August 2026 and press adverts were published in the Cambridge Evening News on 5 June 2025 and 13 August 2026.
18. Neighbours – 32 neighbouring properties were notified directly by letter. No responses have been received.

THE PLANNING POLICY CONTEXT

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

GROWTH 1 Levels of housing, employment and retail growth

GROWTH 2 Locational Strategy

GROWTH 5 Presumption in favour of sustainable development

ENV 1 Landscape and settlement character

ENV 2 Design

ENV 4 Energy and water efficiency and renewable energy in construction

ENV 7 Biodiversity and geology

ENV 8 Flood risk

ENV 9 Pollution

ENV 14 Sites of archaeological interest

EMP 1 Retention of existing employment sites and allocations

COM 7 Transport impact

COM 8 Parking provision

BUR 2 Employment allocation, land at Reach Road

20. Supplementary Planning Documents

Design Guide SPD
Developer Contributions and Planning Obligations SPD
Cambridgeshire Flood and Water SPD
County Wildlife Sites SPD
Natural Environment SPD
Climate Change SPD

21. National Planning Policy Framework (August 2026)

Chapter 3 (Decision-making policies) DM1, DM3, DM6, DM7
Chapter 4 (Achieving sustainable development) S3, S4
Chapter 5 (Meeting the challenge of climate change) CC2, CC3
Chapter 7 (Building a strong, effective economy) E2, E3, E4
Chapter 12 (Making effective use of land) L2, L3
Chapter 14 (Achieving well-designed places) DP3, DP4
Chapter 15 (Promoting sustainable transport) TR3, TR4, TR6
Chapter 17 (Pollution, public protection and security) P3, P5
Chapter 18 (Managing flood risk and coastal change) F4, F5, F6, F7, F8
Chapter 19 (Conserving and enhancing the natural environment) N2, N3
Chapter 20 (Conserving and enhancing the historic environment) HE4, HE5, HE6

22. Planning Practice Guidance

23. Cambridgeshire and Peterborough Waste and Minerals Local Plan 2021

24. Cambridgeshire and Peterborough Local Nature Recovery Strategy 2025

PLANNING MATERIAL CONSIDERATIONS AND COMMENTS

(including reference to relevant and specific planning policies)

25. Principle of Development

26. The application site lies entirely within the defined development envelope of Burwell. The overarching framework for the assessment is governed by Policy GROWTH 2 of the East Cambridgeshire Local Plan (2015, as amended 2023), which supports development within the policy-defined development envelope, provided there is no significant adverse effect on the character and appearance of the area and that all other material planning considerations and relevant Local Plan policies are satisfied.
27. The northern part of the site also forms part of a wider strategic allocation under Policy BUR 2, which designates approximately 2.5 hectares of land specifically for B1/B2 employment uses. The development seeks the regularisation of a lorry storage park and a self-storage container park, both falling within Use Class B8 (Storage and Distribution) and which have been constructed within the site allocation. Because B8 activities do not fall within the B1 or B2 use classes prescribed by the allocation, the proposal represents a technical departure from Policy BUR 2.

28. Accordingly, the application must be assessed against Policy EMP 1, which seeks to retain employment allocations for their designated B1/B2/B8 purposes unless a departure can be justified under exception criteria. It states that "...planning applications for redevelopment/development for other purposes will be assessed on their merits, taking account of criteria a and b above, and other policies in the Plan (particularly those relating to development in the countryside and impact on local character)." Criteria a. refers to demonstrating that continued use of the site for 100% employment purposes is no longer viable taking into account the site's characteristics, quality of buildings, and existing or potential market demand. Criteria b. refers to redevelopment of the site bringing significant environmental or community benefits which outweigh the partial loss of employment uses. In this case, although the B8 uses do not accord with the B1/B2 use of the site allocation, they are employment uses. This application has been assessed on its merits as a "development for other purposes".
29. The Policy also states that "applicants will need to provide clear and robust evidence relating to criteria a or b alongside a planning application. Planning applications for redevelopment which propose the loss of all employment uses will need to be accompanied by clear viability or other evidence as to why it is not possible to deliver employment as part of the scheme."
30. In attempting to justify this departure from the BUR 2 allocation, the applicant has advanced a "land-swap" argument. They contend that the delivery of the 15 Class B2 industrial starter units (approved under application 18/00609/FUM on the adjoining windfall site) effectively mitigates the loss of the B1/B2 allocation space now occupied by the constructed B8 lorry and container parks.
31. While the land-swap argument is physically represented by the built starter units on the ground, it is not sufficient to justify a direct, mechanical policy departure. The submission fails to provide a theoretical spatial layout or capacity assessment demonstrating how much B1/B2 floorspace could have been realistically achieved on this specific application site using parameters similar to the adjacent starter units. It is therefore not possible to conclude that the adjoining windfall units provide an equivalent or greater quantum of mitigation to satisfy a formal land-swap mechanism.
32. Even if an equivalent quantum could be demonstrated, a land-swap argument remains fundamentally unacceptable in principle. The planning system does not recognise informal spatial trades across separate, distinct applications as a mechanism to override a statutory local plan allocation. Each parcel must be evaluated against its designated policy framework.
33. While the land-swap argument itself is rejected, the retrospective B8 development nevertheless can be supported as an acceptable departure on its own planning merits. For criteria a, the site remains in 100% employment purposes and therefore there is no viability to consider. For criteria b, there is no partial loss of employment uses. When assessed on its individual merits under the lens of Policy EMP 1 and broader material considerations, the scheme satisfies the overarching economic objectives of the development plan through two distinct commercial justifications:
- 34.1) **The Lorry Park (Functional Business Link):** A key material consideration is the direct operational relationship established between the development and the wider estate. The lorry park is utilised only for the storage of commercial vehicles operated by the

owner of Meadow View Industrial Estate. This direct functional link ensures that the storage facility actively supports, secures, and maintains the viability of an established local business anchor.

35. **2) The Self-Storage Container Site (Ownership and Demand):** While the container site does not possess such a direct functional link to Meadow View Industrial Estate or the owner's immediate business, it is owned by the site owner. The submitted evidence of strong market demand and the site's highly sustainable location is a compelling material consideration in its favour. The Carter Jonas Marketing Evidence describes an acute local and sub-regional deficit in B8 container storage and overspill logistics space servicing the wider Cambridge area. The evidence suggests the containers are mostly rented by businesses, and therefore support the operations of businesses in the area.
36. As acknowledged in the Local Plan's settlement preamble, Burwell benefits from highly sustainable, strategic highway links to the A14 and A11 corridors, making this specific location optimally suited for B8 logistics and vehicle storage infrastructure managed under single site ownership.
37. Regularising these B8 uses on this specific parcel of the site does not prejudice, sterilise, nor compromise the physical or operational delivery of the remaining undeveloped portions of the wider BUR 2 allocation. Because these clear, localised economic and logistical benefits meet both a specific internal operational need and an external market shortage without causing severe impacts to the highway network or local amenity, the proposal satisfies Policy EMP 1 and is considered acceptable on its merits as a justified departure from Policy BUR 2. The impacts upon local character and visual amenity are considered in later paragraphs.
38. A previous application ref. 22/00577/FUL was refused in July 2023, which sought to retain a lorry park in the same location as the current application, and 34 self-storage containers in the same location. There were three reasons for refusal summarised as follows:
- 1) Failing to comply with Policies BUR 2 and EMP 1 due to a lack of evidence to demonstrate that the continued use of the site for 100% employment purposes for B1/B2 is no longer viable (or that redevelopment of the site would bring significant environmental benefits which outweigh the loss of employment use) and with no other material considerations that indicate that a different approach should be taken.
 - 2) Being contrary to Policies ENV 1 and ENV 2 as the layout and design do not complement the existing built form and does not assimilate into its surroundings. No landscaping was proposed to aid the assimilation of the proposal nor to improve the view of the existing site on approach from Reach Road.
 - 3) The lack of ecology information being contrary to Policies ENV 1, ENV 2 and ENV 7 and the Natural Environment SPD.
39. The current application is considered to have provided sufficient additional information to address the first reason for refusal, as set out in the paragraphs above. The Visual Amenity and Trees sections below will set out how the additional landscaping planting proposed in the current application has successfully responded to the second reason for refusal. As set out in the Ecology section below, the application included a Great Crested

Newt Survey Report dated July 2024 and a Preliminary Ecological Appraisal dated December 2023 to provide ecology information.

40. Within the recently revised NPPF (August 2026) there are several new national decision-making policies that support business expansions. National decision-making policy S4 “Principle of development within settlements” states proposals within settlements should be approved unless the benefits of doing so would be substantially outweighed by adverse effects. National decision-making policy E2 “Meeting the need for business land and premises” supports business growth and requires substantial weight to be given to the economic benefits of proposals for commercial development which allow businesses to invest, expand and/or adapt, especially where this would support the economic vision and strategy for the area. Policy E3 “Freight and logistics” supports the effective and efficient movement of goods, with proposals to have good access to transport networks, be sited and designed to limit environmental impacts, and provide sufficient and secure parking for lorries to cater for the anticipated use. Policy E4 “Rural business development” supports the sustainable growth of businesses in rural areas, with appropriate siting and design having regard to the character of its surroundings. Therefore, there is support for the proposal from the new national policy framework and its decision-making policies.

41. Residential Amenity

42. Policy ENV 2 of the East Cambridgeshire Local Plan 2015 (as amended 2023) states that new development will be expected to ensure that there is no significantly detrimental effect on the residential amenity of nearby occupiers and that occupiers and users of new buildings, especially dwellings, enjoy high standards of amenity.

43. The closest buildings to the site are the Meadow View Industrial Estate buildings to the east and south of the site. To the north is 68 Reach Road, which, when looking through the planning history, is offices. The closest residential dwelling is 60 Reach Road, which is opposite the site on the east side of the road.

44. It is considered that from 60 Reach Road, the application site is largely screened by the industrial estate buildings and therefore would not result in any significant adverse impacts to the residential amenity of neighbouring dwellings in respect of overlooking, overbearing or overshadowing.

45. The Council’s Environmental Health Officer (EHO) has been consulted as part of the application and proposes conditions to protect the environment and residential amenity, such as restricting the hours of use for visitors to the storage containers, preventing overnight sleeping in the lorry park, vehicle movement into the lorry park, and lighting.

46. It is considered that the closest residential dwelling is somewhat screened from the proposed site by other units which would assist in limiting noise impacts. Subject to the proposed conditions, it is considered that given the established use of the adjacent industrial estate through the same road access, that the lorry park use is associated with the operations of the industrial estate, and that the southern part of the site was previously used for parking and storage (prior to the starter units being constructed), the proposal would not result in a significant adverse impact to the residential amenity of neighbouring dwellings and is therefore considered to comply with Policy ENV 2 of the East Cambridgeshire Local Plan 2015 (as amended 2023) in this respect.

47. Visual Amenity

48. Policy ENV 1 of the East Cambridgeshire Local Plan 2015 (as amended 2023) mandates that development proposals should be informed by, be sympathetic to, and respect the capacity of the distinctive landscape and settlement character.
49. Policy ENV 2 states that development proposals ensure that the location, layout, massing, materials and colour of buildings relate sympathetically to the surrounding area.
50. Policy ENV 14 states that development proposals at or affecting all sites of known or potential archaeological interest will not be permitted where the proposals would cause substantial harm to new or known nationally important sites.
51. Structurally, the B8 use area is located immediately to the north of the 15 starter units and the main Meadow View Industrial Estate site, and the site's surface water attenuation pond is situated in the north-east corner of the overall site layout. The lorry park is situated at the western end of the site, while the eastern end comprises 34 storage containers of varying sizes. The entire site is securely surrounded by palisade fencing and gates.
52. In terms of wider public views, the site is well-screened from Reach Road by the existing built form of the industrial estate and an established boundary bund. However, it is acknowledged that the site is visible from the Public Right of Way (PROW) located immediately to the north. The site exhibits a functional, stark appearance due to the storage containers, palisade fencing, and security wire, showing a lack of structural integration with the wider built form.
53. While the current layout exhibits a functional appearance, the robust planning measures put forward can successfully mitigate these localised visual impacts. The lorry park and self-storage container park have extended an established employment site, and these aspects of the application are viewed alongside the new starter units and older industrial estate buildings. The additional hedgerow planting along the western boundary of the site and tree planting along the northern boundary would assist in assimilating the development into the landscape.
54. A further technical assessment of the landscaping is addressed in the relevant section below.
55. The application site is situated within the wider setting of two Scheduled Monuments: Devil's Dyke to the southwest and Burwell Castle to the northeast. Due to the significant physical separation distances between the application site and these nationally important heritage assets, alongside intervening topography and built form, the development is not highly visible from either asset. The proposal does not result in any physical harm or adverse impact on the setting, significance, nor appreciation of these Scheduled Ancient Monuments. The development therefore complies with Policy ENV 14.
56. Through the strategic landscaping measures put forward, a comprehensive native structural planting framework will be implemented along the open boundaries. This structural green buffer will screen the containers and soften the security fencing from the PROW, providing a high-quality transition to the rural fringe. Consequently, the measures put forward ensure the development will relate sympathetically to its context and comply

with Policies ENV 1, ENV 2, and ENV 14 of the East Cambridgeshire Local Plan. Conditions are proposed to require the agreed landscaping to be planted, and to prevent further containers from being stacked on top (which would be more prominent in public views).

57. Highways

58. Policies COM 7 and COM 8 of the East Cambridgeshire Local Plan 2015 (as amended 2023) seek to ensure that all new developments do not have a negative effect on the local transport network and highway safety, along with ensuring adequate parking provision.

59. As this application is for regularisation, the operational highway impacts of the commercial activities are already established on the local road network.

60. The application site is accessed from Reach Road through Meadow View Industrial Estate. The access to the lorry park/self-storage area is in the north-east corner of the industrial estate. Following formal statutory consultation, the Local Highway Authority (LHA) confirmed that no significant adverse effect upon the public highway should result from this proposal. and raised no formal objections to the application. The LHA notes that any further expansion of the industrial area would likely result in an amendment being required to the existing access. For the purposes of the current application, the existing access geometry and visibility splays are considered acceptable to absorb the operational movements safely.

61. Policy COM 8 of the East Cambridgeshire Local Plan states that development proposals should provide adequate levels of car and cycle parking in accordance with the Council's parking standards. The car parking and cycle parking for the B2 starter units has been provided in accordance with the approved details of the earlier permission. The standard for B8 storage is up to 1 car space per 100m². The total area of the storage containers is 672m² and therefore 7 spaces are required. The submitted plans do not set out the parking provision, however it is considered that those visiting their storage container are likely to park next to the container or in the gravelled area on the eastern side. It is considered that there is sufficient space for the seven car parking spaces required.

62. In terms of cycle parking, Policy COM 8 does not set a cycle parking standard for B8 use, but states this will be "on merit". In view of the self-storage use of part of the site, occupiers are likely to drive to deliver or pick up items in storage. Therefore the lack of dedicated cycle stands is not considered to be a reason for refusal. Similarly, with the lorry park as it is used in association with the wider industrial estate, it is not considered necessary to require cycle stands to be installed. There is ample space across the northern part of the site for cycle parking stands to be added should the applicant find there is demand from staff/occupiers.

63. Consequently, the development does not result in a severe cumulative impact on the local transport network. The regularisation of the activities at Meadow View Industrial Estate is considered acceptable from a transport perspective and complies with Policies COM 7 and COM 8 of the East Cambridgeshire Local Plan 2015 (as amended 2023).

64. Ecology

65. Policy ENV 7 of the East Cambridgeshire Local Plan 2015 (as amended 2023) states that all applications for development that may affect biodiversity and geology interests must be accompanied by sufficient information to be determined by the Local Planning Authority, including an ecological report, to allow potential impacts and possible mitigation measures to be assessed fully. It also states that all development will be required to protect the biodiversity and geological value of land and buildings and minimise harm to or loss of environmental features, such as trees, hedgerows, woodland, wetland and ponds.
66. Policy ENV 1 states that development proposals should protect, conserve and where possible enhance the pattern of distinctive historic and traditional landscape features such as watercourses, characteristic vegetation, individual and woodland trees, field patterns, hedgerows and walls and their function as ecological corridors for wildlife dispersal.
67. Policy ENV 2 states that all development proposals will be expected to make efficient use of land while respecting the density, urban and village character, public spaces, landscape and biodiversity of the surrounding area.
68. The Natural Environment SPD which states that all developments must result in biodiversity net gain. The site is in close proximity to a County Wildlife Site (CWS), Pauline's Swamp, approximately 100 metres to the south. There are two other CWS near the site, Burwell Disused Railway and Spring Close, but these are further away.
69. In addition to this, the site is within the amber zone for Great Crested Newts (GCN). Natural England's advice in relation to this is that the LPA makes the developer aware and requires that they submit an assessment of the risk to GCN and set out any measures which they propose to take to safeguard against significant risks - this may result in the need for a GCN site mitigation licence if the developer chooses not to use District Level Licensing (DLL).
70. The site seeks retrospective planning permission however, the fact that the development has already been carried out does not negate the need for ecological impacts to be assessed. In this situation, the LPA would expect any ecological investigations to be based on the pre-development condition of the site. A GCN Survey Report from July 2024 was provided with this May 2025 application, which surveyed six ponds located within 250m of the development. No GCNs were found in the ponds and are unlikely to be found on site, with no impacts expected from the already-constructed development.
71. The Ecologist objects to the proposal. The works have been carried out already however. The biodiversity improvements condition of the earlier implemented permission does not appear to have been discharged, and a revised version of the condition would be incorporated onto any new decision. The Ecologist comments suggest enhancement measures such as bird boxes, swift boxes, bat boxes, insect hotels and hedgehog enhancements, which could be retrofitted readily to the existing development. The condition references these measures.
72. The landscaping works are within the blue line of the site plan, confirming they are within the same ownership as the application site. The additional boundary planting to be carried out would have some biodiversity benefit. Subject to the conditions, the proposal is therefore considered to comply with Policies ENV 1, ENV 2 and ENV 7 of the East Cambridgeshire Local Plan, 2015 and the Natural Environment SPD.

73. The BNG requirements do not apply to this planning application as it is a retrospective application, and the site had been cleared before January 2020 (the baseline date for BNG).

74. Trees

75. Policy ENV 7 of the East Cambridgeshire Local Plan 2015 (as amended 2023) seeks to protect and enhance the district's natural environment.

76. The introduction to Policy BUR 2 states 'It will be important to provide landscaping on the eastern and western boundaries of the site. There may be an opportunity to improve the existing view of development on the approach from Reach Road to the west through an appropriate strategic planting scheme.'

77. Through the strategic landscaping measures put forward, a comprehensive native structural planting framework will be implemented along the open boundaries. This green buffer would effectively screen the containers and soften the security fencing from the PROW, providing a high-quality transition to the rural fringe. The measures put forward ensure the development will better relate sympathetically to its context and comply with Policy ENV 7 of the East Cambridgeshire Local Plan. A condition to require the planting in the next planting season is proposed.

78. The proposal is therefore considered to satisfy the requirements of Policy ENV 7 of the East Cambridgeshire Local Plan 2015 (as amended in 2023) regarding the protection and enhancement of the natural environment.

79. Flood Risk and Drainage

80. Policy ENV 8 of the East Cambridgeshire Local Plan 2015 (as amended 2023) requires all development to be located in areas of the lowest flood risk and not to increase risk elsewhere.

81. The sequential and exception test will be strictly applied across the district, and new development should normally be located in flood zone 1. Around half of the application site is situated in flood zones 2 and 3.

82. A Flood Risk Assessment (FRA) has been submitted as part of the application. A sequential test has not been submitted to show that there are no other suitable sites in a lower flood zone. Part of the site is allocated for B1/B2 uses and the other part of the site has implemented the permission for the starter units. Offices and general industry are listed as being less vulnerable as is storage and distribution therefore, in flood risk terms, the development is no more at risk than the allocated use.

83. As the development is considered less vulnerable in flood zone 3, the exception test is not required, and the development is considered appropriate.

84. Following formal re-consultation, the Environment Agency issued an updated response on 15 September 2025, officially removing their previous objection. After reviewing the applicant's updated Flood Risk Assessment, the Environment Agency confirmed that the actual ground levels on this site sit around 2.0 meters (6.5 feet) higher than the modelled

flood levels during a worst-case flood defence failure. The site is therefore considered safe from flooding over its operational lifetime.

85. To manage heavy rainfall on site and protect surrounding land, a fully operational drainage system is already in place. The Lead Local Flood Authority reviewed the scheme and raised no objection.
86. The submitted plans show that rainwater from the vehicle parking areas safely soaks directly into the ground through permeable paving. Meanwhile, runoff from the central access roads and container roofs is directed into the open attenuation pond situated in the north-east corner of the layout. This pond collects the rainwater and releases it into the local drainage ditch at a controlled rate (2.0 litres per second, (0.44 gallons per second) to mimic a natural green field. The applicant has also provided a practical maintenance plan to ensure the system is looked after and kept clear over the long term.
87. The Environment Agency noted that while the site has a permit for its trade effluent discharge for site drainage, there is no permit currently in place for the treated sewage effluent. The Environment Agency has confirmed that a formal permit is not needed if the discharge is the equivalent of domestic sewage and no greater than 5 cubic meters per day (1100 gallons per day). As the site is used for storage containers and lorry parking, the current usage is expected to remain below this limit.
88. The constructed development operates safely, manages rainwater run-off, and does not increase flood risks for the surrounding area. The proposal satisfies the requirements of Policy ENV 8 of the East Cambridgeshire Local Plan 2015 (as amended 2023) and the NPPF.
- 89. Energy, water efficiency and renewable energy in construction**
90. Policy ENV 4 of the East Cambridgeshire Local Plan 2015 (as amended 2023) seeks to ensure that all new developments aim for reduced or zero-carbon emissions.
91. The Council's adopted Climate Change Supplementary Planning Document (SPD) encourages all applicants to integrate sustainability and carbon-reduction features into their development layouts.
92. A key driver for this application is to regularise an outstanding compliance issue regarding Condition 14 originally attached to planning permission ref. 18/00609/FUM. Condition 14 require the development to meet the BREEAM "Very Good" standard or equivalent, which requires a project to achieve a minimum score of 55% on the formal BREEAM assessment scale.
93. The baseline BREEAM assessment submitted with this current application demonstrated that the development achieved a score of approximately 40% through its evidenced credits, which equates to a "Pass" ranking on the scale. Technical reviews indicated that the development held the potential to be upgraded to a "Good" rating (achieving approximately 52%) through targeted operational or fabric enhancements. A "Good" rating at 52% sits close to the 55% threshold required to meet the "Very Good" standard originally envisioned by Condition 14.

94. The submission has not been accompanied by a definitive package specifying what these additional measures would entail, nor has it provided a binding timetable for their delivery on site in this completed scheme.
95. It is acknowledged that a reason for the Applicant seeking retrospective consent is to regularise the BREEAM condition attached to permission ref. 18/00609/FUM (and subsequent variations). The BREEAM assessment submitted currently achieves c. 40%, which is “Pass” on the BREEAM ranking scale. The development could potentially achieve “Good” (at c.52%) with additional measures, but it is not clear on what this package of measures includes. If the development could achieve 52%, which is very close to the 55% needed to achieve a “Very Good” rating as set out within the original condition, it is likely that this would be acceptable. More information is however required on how this level will be achieved in reality, and a timetable of when these works can be undertaken.
96. No explicit upgrades or carbon-mitigation measures have been formally put forward as part of the current application to bridge the gap between the built reality and the original condition. While the failure to meet the 55% target and the lack of a delivery timetable for BREEAM improvements are negative material considerations that weigh against the proposal, they do not constitute a reason for refusal. Because this is a retrospective application seeking the regularisation of existing built form across an operational commercial layout, a pragmatic planning balance is justified.
97. On balance, while the current 40% BREEAM rating and expected “Good” rating fail to satisfy the strict sustainability targets outlined in Policy ENV 4 and the Climate Change SPD, this shortfall must be weighed against the retrospective nature of the application and the substantial economic merits of regularising the existing commercial uses under single site ownership. A condition regarding the achievement of a “Good” rating is proposed.
98. Given that the built infrastructure is already fully in situ and operating acceptably, and because a refusal solely on sustainability metrics would be disproportionate, the proposal is considered acceptable.
99. The site’s surface water attenuation pond (functions primarily as critical water management infrastructure rather than an active carbon-reduction feature under Policy ENV 4, meaning its operational performance does not alter the BREEAM baseline established above.
100. Therefore, the technical conflict with Policy ENV 4 is outweighed by other material considerations, and the development is supported in accordance with the broader economic mandates of Policy ENV 6 and the National Planning Policy Framework (NPPF).
101. **Other Material Matters**
102. Cambridgeshire Fire and Rescue Service in its consultation response recommended a condition regarding fire hydrants. The development is already constructed (and the earlier permission for starter units did not include a fire hydrant condition) and no fire hydrants were included. A refusal solely on fire-fighting water supply would be disproportionate.

103. Conditions from the implemented permission 18/00609/FUM would be copied to any new permission where they relate to on-going requirements or have yet to be discharged.

104. **Human Rights Act**

105. 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.

106. **Equalities and Diversities**

107. 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.

108. **Planning Balance**

109. While the proposal represents a technical departure from the site allocation wording of Policy BUR 2 by providing Class B8 use, there are material considerations that override this conflict. The development effectively satisfies the employment-generating objectives of the Local Plan and operates without adverse impacts. The retrospective application is therefore recommended for approval, subject to the conditions outlined in this report, as an acceptable departure from the development plan.

APPENDICES

Appendix A – Recommended conditions

Appendix B – Plans

APPENDIX A – RECOMMENDED CONDITIONS

1. Approved drawings

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

01 Rev 01 Location Plan
02 Rev 01 Site Plan
1179-11 Rev A B8 Storage containers
938-03 Typical floor plan – Unit type A
938-04 Typical floor plan – Unit B
938-05 Plans and Elevations – Block A
938-06 Plans and Elevations – Block B
938-07 Plans and Elevations – Block C
938-08 Plans and Elevations – Block D
221135 C-001 P04 Surface Water Drainage Strategy Plan

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

2. The planting shown in appendix 1 of the Landscape Management Plan dated 02 December 2025 (including all of the native hedgerow planting, tree planting and marginal planting) shall be carried out within the first planting season following the date of this permission, and shall be maintained in accordance with the Landscape Management Plan in perpetuity.

Reason: To screen the development, protect the landscaping and incorporate biodiversity in accordance with Policies ENV1, ENV2 and ENV7 of the East Cambridgeshire Local Plan 2015.

3. The lorry park shall not be used at any time other than for vehicle parking purposes ancillary to the operations of the Meadow View Industrial Estate.

Reason: To define the scope and extent of this permission, on the basis of how the planning application has been presented and assessed, and to prevent a separate lorry park business operation that may result in greater transport and amenity impacts. In accordance with policies BUR 2 and EMP 1 of the East Cambridgeshire Local Plan 2015.

4. No materials shall not be stacked or deposited to a height exceeding 3m. The containers within the self-storage container park hereby approved shall not be stacked.

Reason: to prevent stacking of containers or storage of materials which would have greater landscaping impacts, in accordance with policies ENV1 and ENV2 of the East Cambridgeshire Local Plan 2015.

5. No lorries shall enter the site, move within the site nor exit the site between the hours of 7pm and 5am.

Reason: To restrict deliveries and movements in the interest of residential amenity, in accordance with Policies ENV2 and ENV9 of the East Cambridgeshire Local Plan 2015.

6. The self-storage container park shall not be open to customers, tenants or visitors between the hours of 8pm and 7am.

Reason: To protect residential amenity from overnight noise from roller shutters, car doors, padlocks, vehicle movements etc in accordance with Policies ENV2 and ENV 9 of the East Cambridgeshire Local Plan 2015.

7. No external lighting shall be installed until a full external lighting scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include hours of use, 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, be operated in accordance with the approved details, and be maintained in perpetuity. No other external lighting shall be installed within the development without the permission of the Local Planning Authority.

Reason: To prevent light pollution, to protect and enhance species and habitats, protect residential amenity and in the interests of public safety, in accordance with Policies ENV1, ENV2, ENV7 and ENV9 of the East Cambridgeshire Local Plan 2015.

8. No overnight parking by lorries with sleeper cab and no sleeping by lorry drivers shall take place on site.

Reason: To prevent the lorry park being used for overnight sleeping to protect residential amenity and the environment, in accordance with Policies ENV1, ENV2 and ENV9 of the East Cambridgeshire Local Plan 2015.

9. No vehicle repairs, vehicle washing, commercial vehicle maintenance, servicing, nor jet washing shall take place on site.

Reason: To prevent acoustic and chemical pollution (as no dedicated, intercepted facilities are included), in accordance with Policies ENV2 and ENV 9 of the East Cambridgeshire Local Plan 2015.

10. The foul and surface water drainage scheme(s) as shown on Drawing C511/C/SK/01 (rev 0) prepared by Morrish Consulting Engineers and Drawing 221135 C-001 P04 by Rossi Long Consulting shall be implemented in full within 6 months of the date of this permission, and thereafter retained and maintained.

Reason: To prevent the increased risk of flooding and to improve and protect water quality, in accordance with policies ENV2 and ENV8 of the East Cambridgeshire Local Plan 2015.

11. The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) prepared by Rossi Long Consulting (dated August 2025).

Reason: To reduce the impacts/risk of flooding in extreme circumstances on future occupants, in accordance with policies ENV2 and ENV8 of the East Cambridgeshire Local Plan 2015.

12. Sufficient space shall be provided within the site to enable vehicles to enter, turn and leave the site in forward gear and to park clear of the public highway. The area shall be levelled, surfaced and drained and thereafter retained for that specific use.

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

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

Reason: To prevent surface water discharging to the Highway, in accordance with policies ENV2, ENV7 and COM7 of the East Cambridgeshire Local Plan 2015.

14. Within 3 months of the date of this permission a scheme of biodiversity improvements including bird boxes, swift boxes (in sets of 3 minimum), bat boxes, insect hotels and hedgehog enhancements shall be submitted to and agreed in writing with the Local Planning Authority. The biodiversity improvements shall be installed within 3 months of the approval of the biodiversity improvements, and thereafter maintained in perpetuity.

Reason: To protect and enhance species in accordance with policies ENV1, ENV2 and ENV7 of the East Cambridgeshire Local Plan 2015.

15. The development hereby approved shall meet BREEAM Good standard or equivalent. A certificate, following post construction review, shall be issued by a BRE Licensed Assessor to the Local Planning Authority, indicating that the relevant BREEAM standard has been achieved or its equivalent within six months of the date of this permission for written agreement by the Local Planning Authority.

Reason: To ensure that the proposal meets with the requirements of sustainability as stated in policy ENV4 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.

25/00535/FUM

01 Rev 01 Location Plan
1179-11 Rev A B8 Storage containers
938-06 Plans and Elevations – Block B
938-07 Plans and Elevations – Block C

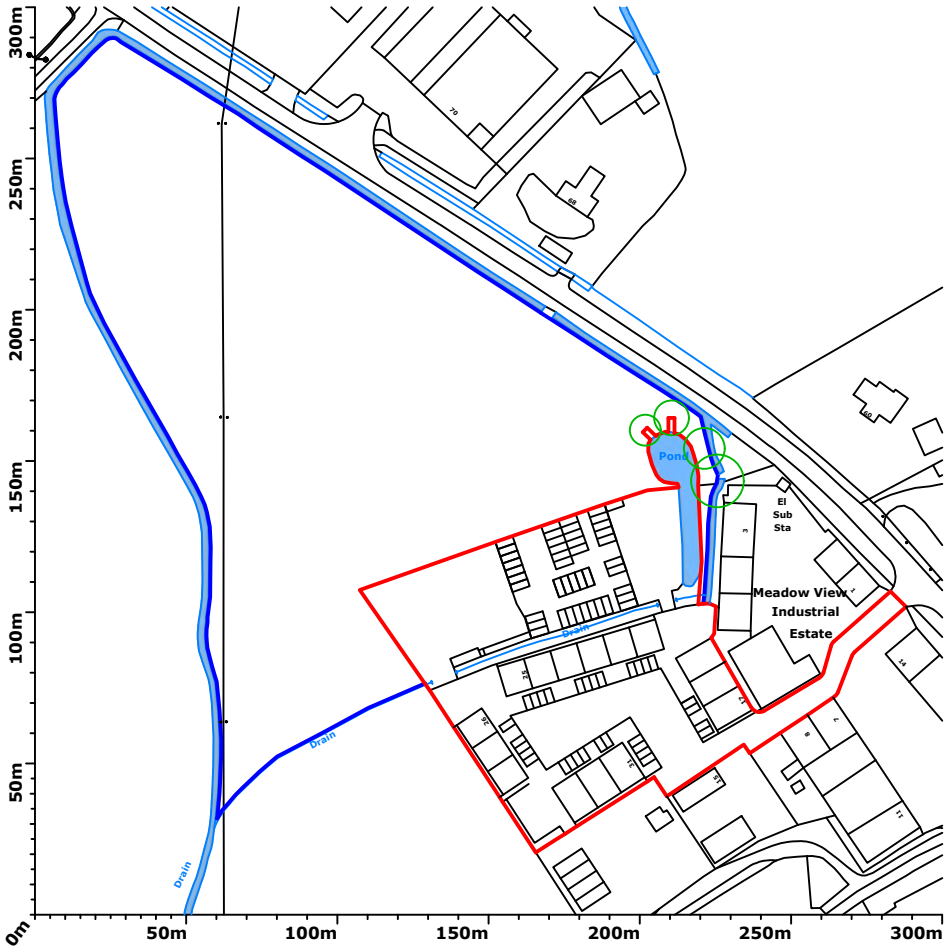
LOCATION PLAN

Unit 17, Meadow View Industrial Estate, Reach Road, Burwell, CB25 0GH



The Furnace
The Maltings
Princes Street
Ipswich
Suffolk
IP1 1SB

t: 01473 407911
e: enquiries@planningdirect.co.uk
w: planningdirect.co.uk



Ordnance Survey®
Ukmapcentre.com

Serial number: XXXXXX
© Crown copyright and database right 2023
Ordnance Survey licence 100048957
Reproduction in whole or in part is prohibited
without the prior permission of Ordnance Survey



TITLE: Location Plan		
DATE: 19/05/25		
REF: 2906	DRAWING: 01	REVISION: 1
SCALE: 1:2500		SHEET SIZE: A3
DRAWN BY: CM		CHECKED BY: JC
CONTACT: craig@planningdirect.co.uk		

CLIENT: CROSS
APPLICATION SUMMARY: Retrospective application for swale, containers and access Land N.W of Meadow View Ind. Estate, Reach Road, Burwell CB25 0GH.

KEY:
 Site boundary
 Curtilage of owned property

NOTES:
Aerial map shown for reference only, scale is approximate to location plan @1:2500
SITE AREA: 9926m ² approx.



EI
Sub
Sta

3

existing containers

lorry park

Meadow View Industrial
Estate

access

Container / Lorry Park Layout 1:200 @ A1

0 2 4 6 8 10 15 20 (metres) Scale 1:200

Revision A.
Boundaries adjusted and extra containers
added 31.05.24 - KJ

kj architects
A great life in architecture. Live in it. Work in it.

KJ ARCHITECTS LTD | A CHARTERED PRACTICE
T: 01638 652393 | E: info@kj-architects.co.uk | W: www.kj-architects.co.uk

DATE OF PLOT 31.05.24
1. THIS DRAWING IS COPYRIGHT
2. REPORT ALL DISCREPANCIES TO KJA
3. THIS DRAWING IS NOT TO BE SCALED

CAD REFERENCE

CLIENT
Mark Cross Ltd
Unit 17, Meadow view Industrial Estate
Reach Road, Burwell CB25 0GH

JOB TITLE
B8 Storage
Land NW of Meadow View Ind. Estate
Reach Road
Burwell CB25 0GH

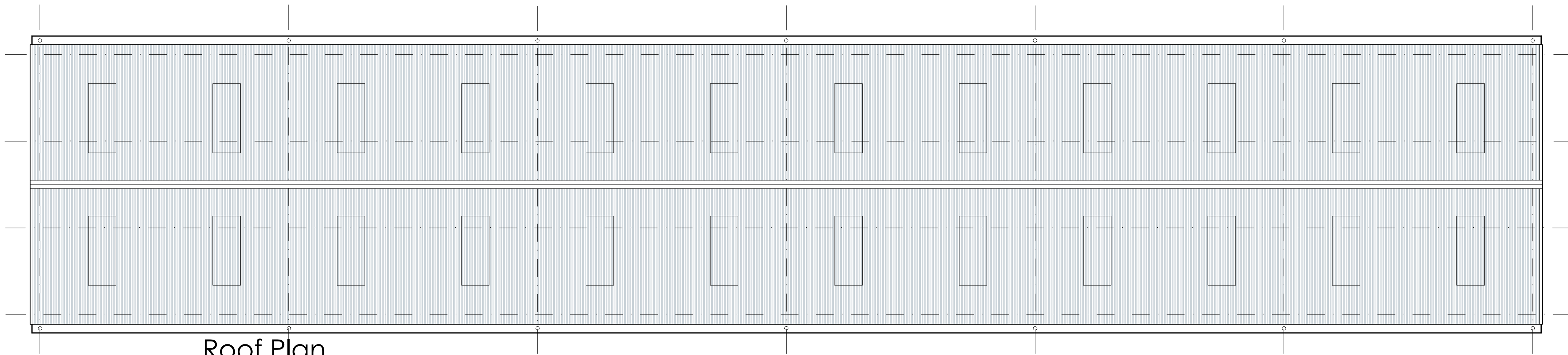
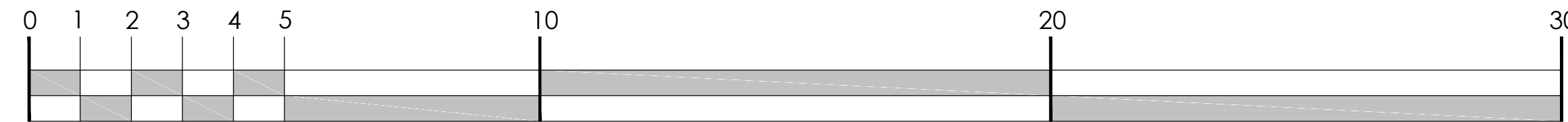
DRAWN KJ CHECKED AUTHORIZED

SCALE 1:200 @ A1 JOB NO. 1179-22 PROJECT ARCHITECT KJ

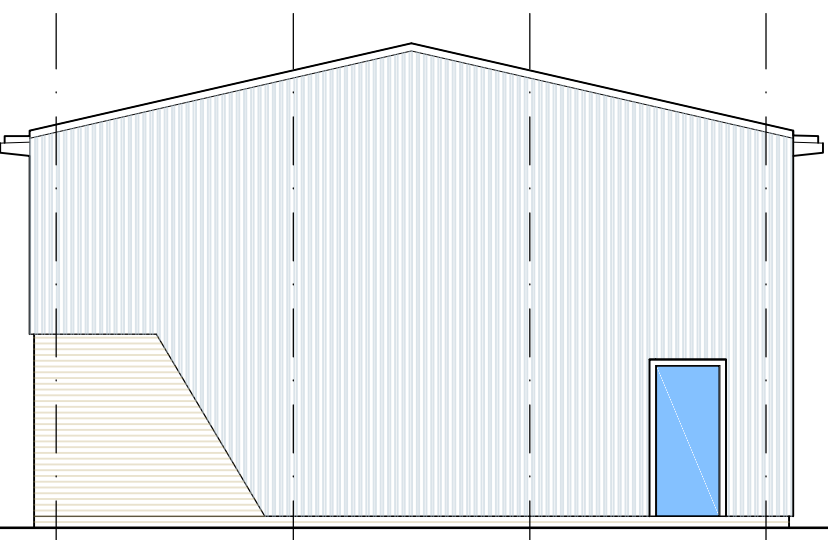
DRAWING TITLE
**B8 Storage Containers
Site Layout**

DRAWING NO. 1179 - 11 REVISION A

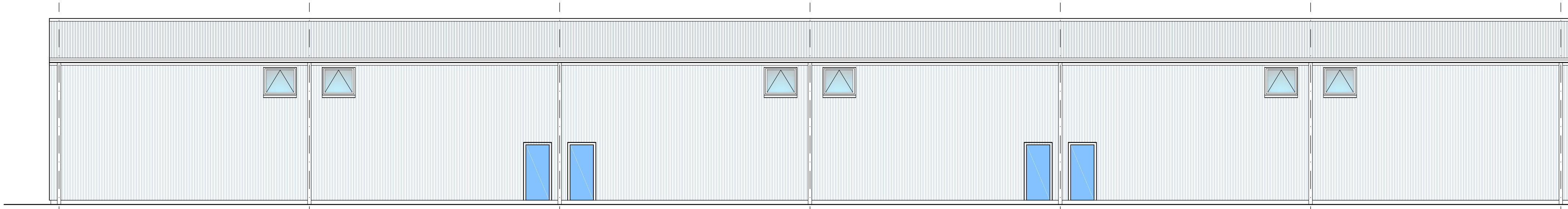
RIBA
Chartered Practice



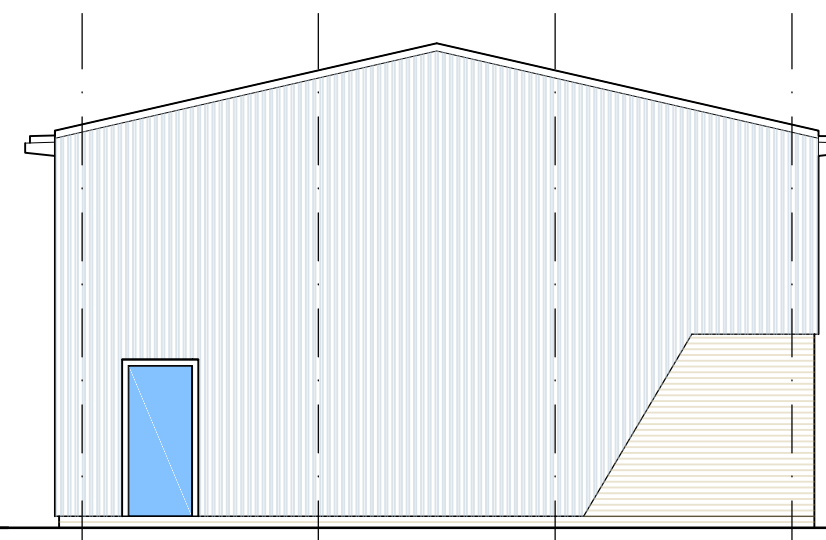
Roof Plan



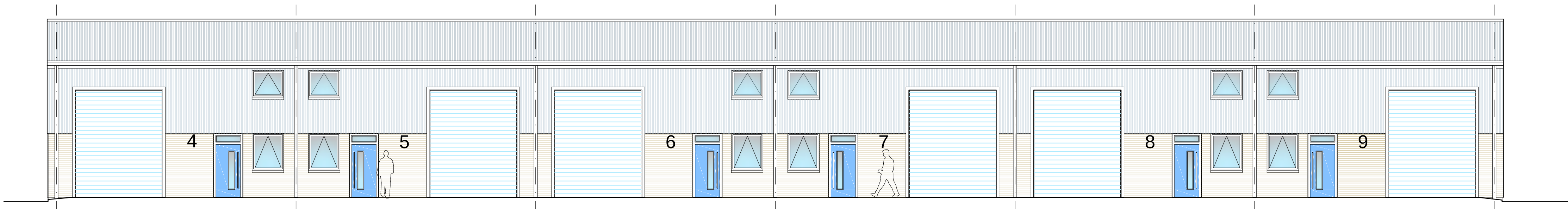
Side Elevation



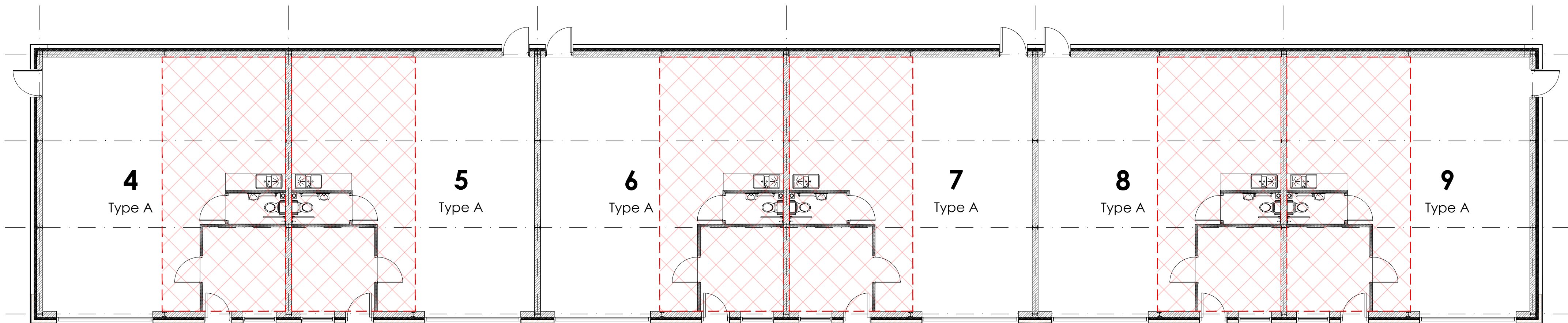
Rear Elevation



Side Elevation



Front Elevation



Floor Plan

See also Sheet **03** for typical
Type A plan & elevation

See Site Plan Sheet **02** for
Block B location



A great life in architecture. Live in it. Work in it.

KJ ARCHITECTS LTD | A CHARTERED PRACTICE
LONDON | 16 Kensington High Street, London W8 4DG | T: 020 7675 3444
NEWMARKET | Studio 2, 4 The Highlands Epping, Newmarket, Suffolk CB8 7UT
T: 01228 662391 | E: info@kj-architects.co.uk | W: www.kj-architects.co.uk

DATE OF PLOT
04.05.18

1. THIS DRAWING IS COPYRIGHT.
2. REPORT ALL DISCREPANCIES TO KJA
3. THIS DRAWING IS NOT TO BE SCALED

CAD REFERENCE
S:\Drawings\2017 Job Numbers\938-17 - Starter Units Burwell

CLIENT
Mark Cross Ltd
Unit 17
Meadow View Industrial Estate
Burwell CB25 0GH

JOB TITLE
Proposed Industrial starter units
Meadow View Industrial Estate
Burwell CB25 0AH

DRAWN
KJ

CHECKED


AUTHORISED


SCALE
1:100 @ A1

JOB NO.
938-17

PROJECT ARCHITECT
KJ

DRAWING TITLE
BLOCK B
Plan & Elevations

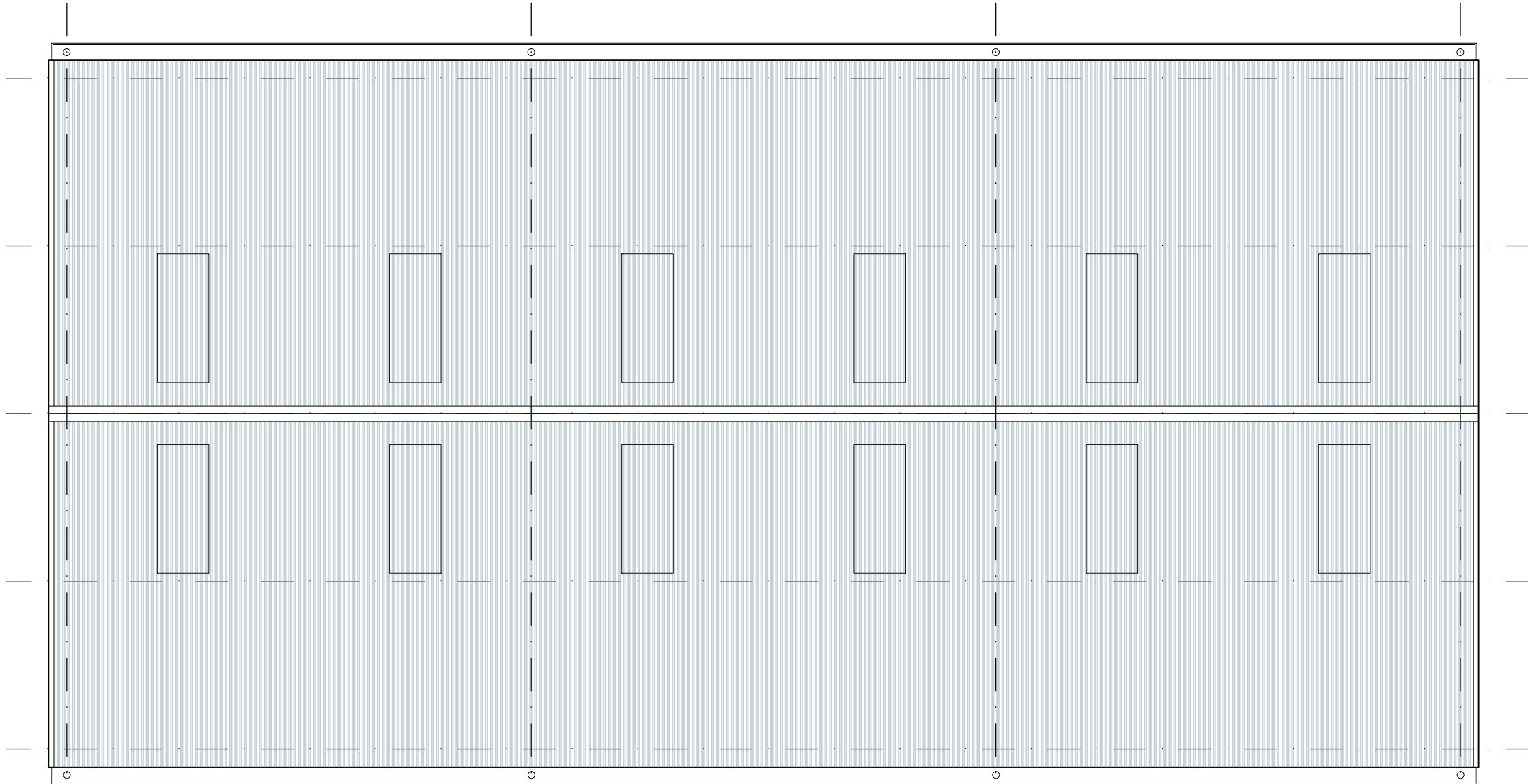
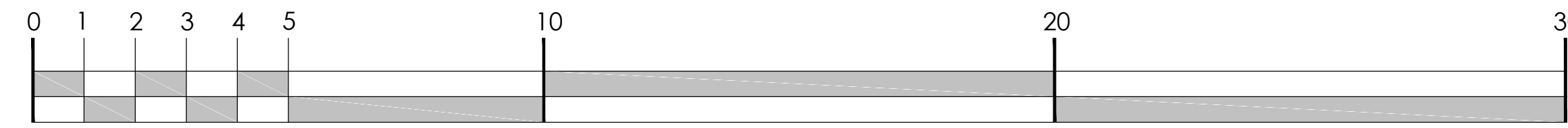
DRAWING NO.
938-06

REVISION

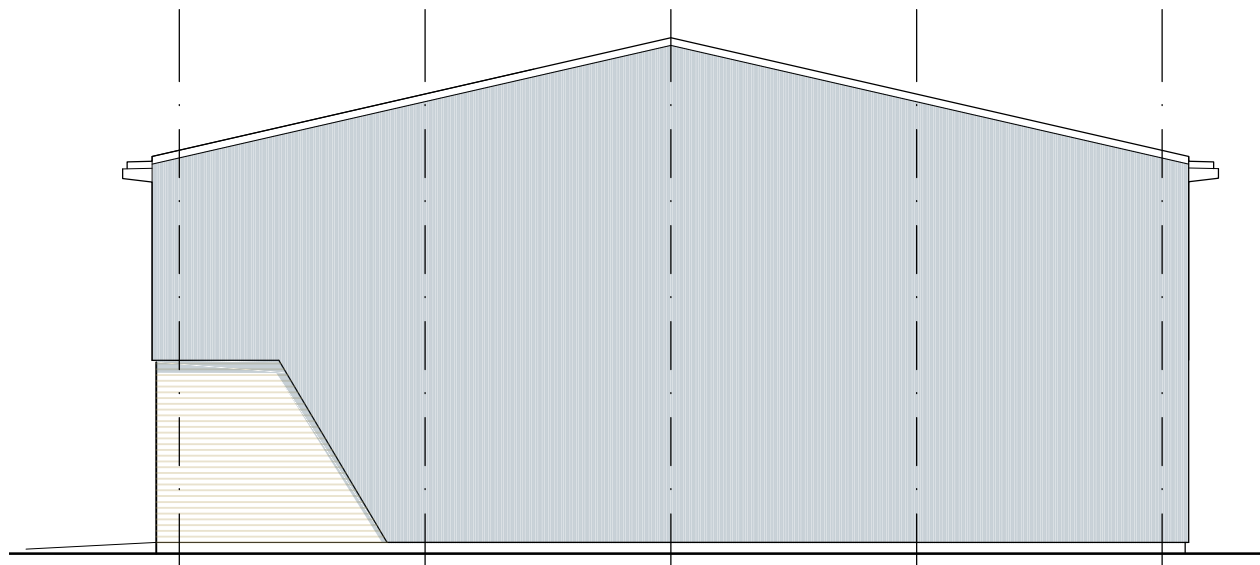
RIBA 
Chartered Practice

 ISO 9001
REGISTERED FIRM

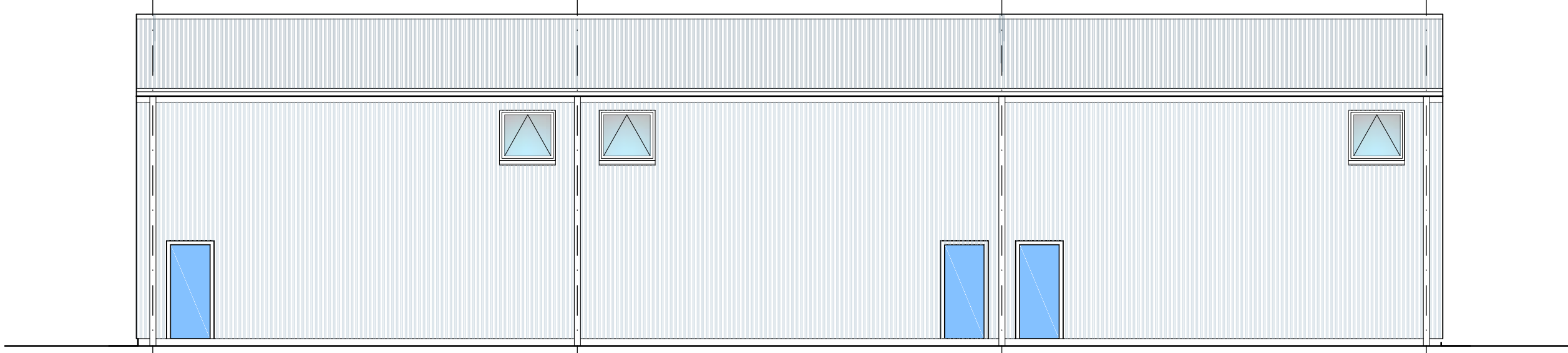
BLOCK B 1:100



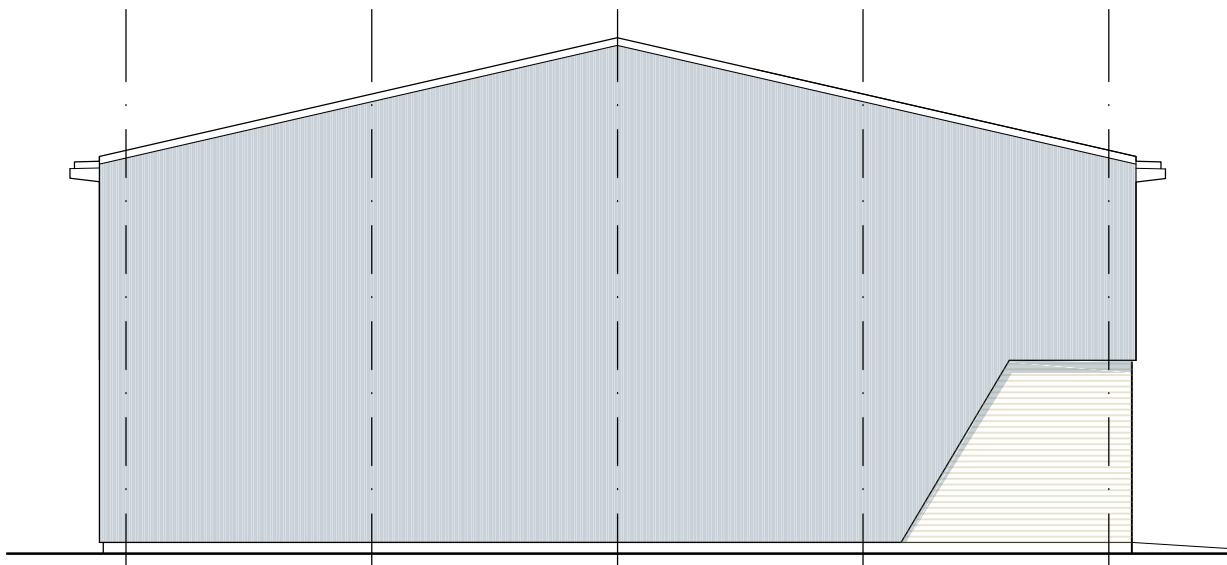
Roof Plan



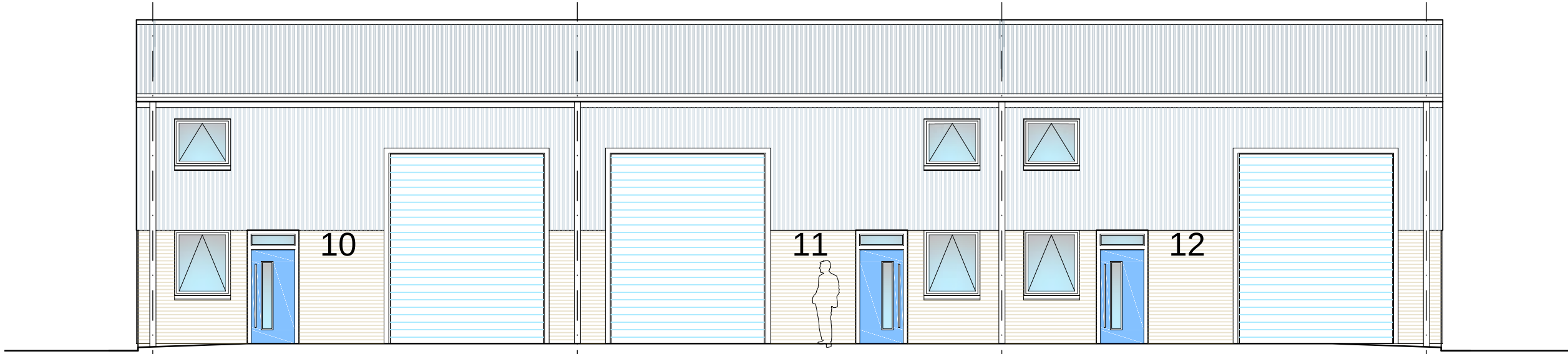
Side Elevation



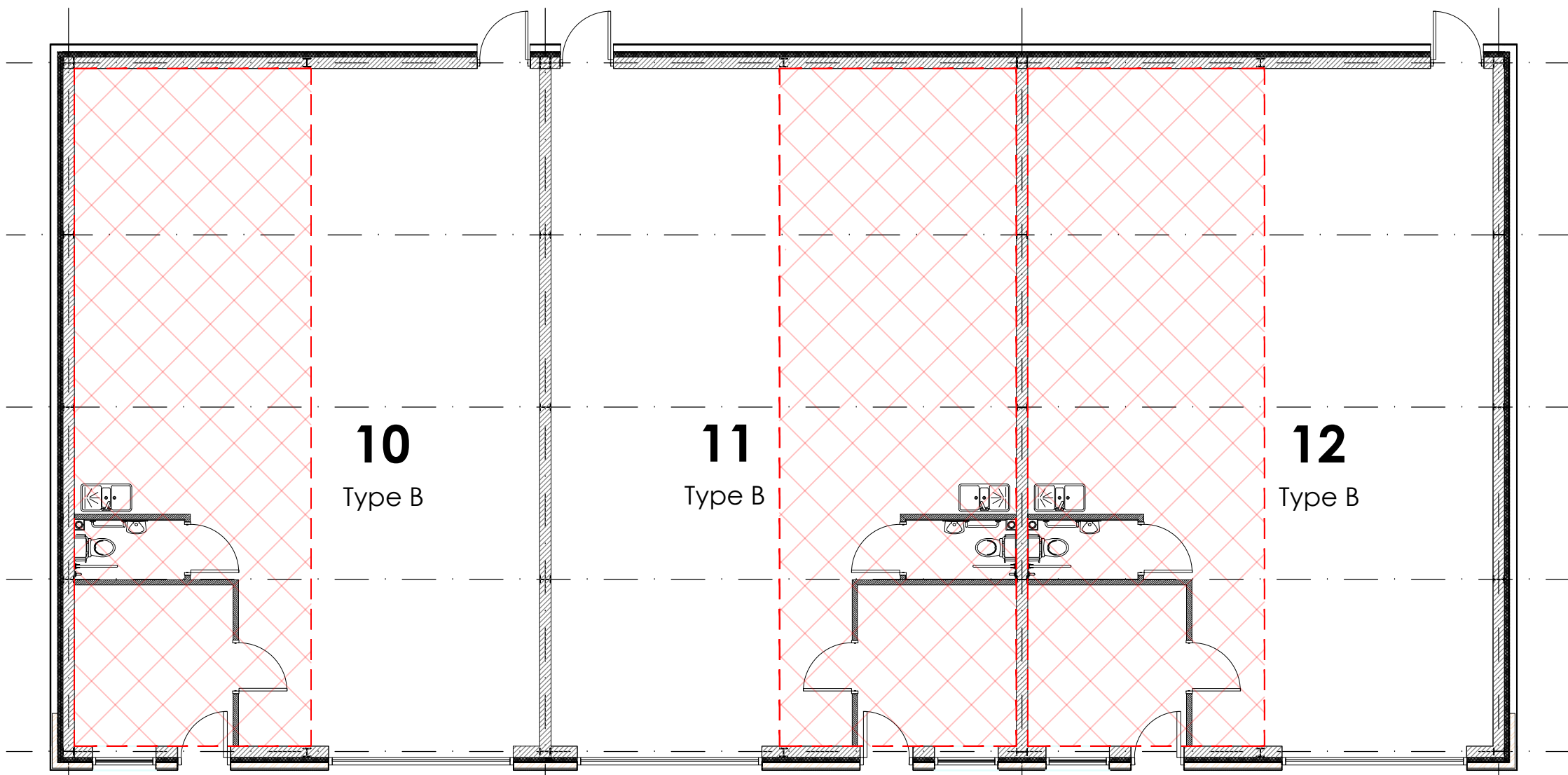
Rear Elevation



Side Elevation



Front Elevation



Floor Plan

See also Sheet **04** for typical
Type B plan & elevation

See Site Plan Sheet **02** for
Block C location

kj architects
A great life in architecture. Live in it. Work in it.

KJ ARCHITECTS LTD A CHARTERED PRACTICE
LONDON: 16 Kensington High Street, London W8 4DG. T: 020 7671 3444.
NEWMARKET: Studio 2, 4 The Highlands Estate, Newmarket, Suffolk, CB8 7UT.
T: 01526 662391. E: info@kjarchitects.co.uk. W: www.kjarchitects.co.uk

DATE OF PLOT: 04.05.18
1. THIS DRAWING IS COPYRIGHT.
2. REPORT ALL DISCREPANCIES TO KJA.
3. THIS DRAWING IS NOT TO BE SCALED.

CAD REFERENCE:
S:\Drawings\2017 Job Numbers\938-17 - Starter Units Burwell

CLIENT:
Mark Cross Ltd
Unit 17
Meadow View Industrial Estate
Burwell CB25 0GH

JOB TITLE:
Proposed Industrial starter units
Meadow View Industrial Estate
Burwell CB25 0AH

DRAWN: KJ
CHECKED: [Signature]
AUTHORISED: [Signature]

SCALE: 1:100 @ A1
JOB NO.: 938-17
PROJECT ARCHITECT: KJ

DRAWING TITLE:
BLOCK C
Plans & Elevations

DRAWING NO.: **938-07**
REVISION:

RIBA # [Logo]
Chartered Practice
RIBA # [Logo]
Chartered Practice

BLOCK C 1:100