

TITLE: 26/00520/FUL

Committee: Planning Committee

Date: 2 September 2026

Author: Planning Officer

Report No: AB59

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Site Address: Site Of The Former Pattersons Stores 11 Mill Street Isleham CB7 5RY

Proposal: Hybrid application comprising full planning permission for the erection of a convenience store (Class E) with associated external plant, access, parking and servicing areas, and landscaping; and Outline permission (all matters reserved except access) for two single-storey dwellings (Class C3).

Applicant: Co-operative Group Food Limited

Parish: Isleham

Ward: Fordham And Isleham

Ward Councillor/s: Julia Huffer
Kelli Pettitt

Date Received: 14 May 2026

Expiry Date: 9 July 2026

RECOMMENDATION

1. Members are recommended to APPROVE the application subject to the conditions set out in Appendix 1.
2. The application is being heard by committee because it was called in by Cllr Pettitt and Cllr Huffer for the following reasons:

For this application there has been a lot of public interest, highway concerns and we feel it would benefit from a wider discussion.

SUMMARY OF APPLICATION

3. The application is a hybrid application seeking full permission for the erection of a convenience store (Class E) which would be located towards the front of the site and accessed via a new vehicular access created from Mill Street to the north west. The proposal includes external plant equipment and a parking and servicing area which would be located to the rear of the building, together with associated landscaping.
4. The application also seeks outline planning permission for the erection of two single-storey dwellings. The matter of access is for consideration with the remaining matters (the reserved matters) of appearance, layout, scale and landscaping, reserved for future consideration. The dwellings would be positioned to the rear of the site and would utilise the new access for the convenience store. The illustrative masterplan drawing shows an indicative layout of the outline part of the site and the positioning of the two dwellings and parking areas as well as its relationship with the commercial aspect of the proposal.
5. The application is a resubmission of application reference 25/01259/FUL which was withdrawn. The current application revises the design and orientation of the convenience store and relocates the proposed access from the highway.
6. An amended Daylight and Sunlight Amenity Study, parameters plan and arboricultural drawings have been submitted during the course of the application together with a supporting letter reference EMP/P25-0321. These amended plans and additional information have been advertised as set out at paragraph 31 of this report. An amended proposed elevation drawing (A1143-BOW-A0-ZZ-DR-0103 P8) and existing and proposed section drawing (A1143-BOW-A0-ZZ-DR-A-0105 P8) have also been submitted to remove the proposed residential dwellings. This is due to the residential element of the proposal being in outline form with only the matter of access for consideration at this stage. Due to the nature of these amendments which do not materially alter the development proposals, the revised proposed elevation and existing and proposed section drawings have not been advertised.
7. 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

8. **25/01259/FUL**

Hybrid application comprising full planning permission for the erection of a convenience store (Class E) with associated external plant, access, parking and servicing areas, and landscaping; and Outline permission (all matters reserved except access) for two single-storey dwellings (Class C3).

Withdrawn – 05 March 2026

9. **23/00202/DEM**

Demolish barn and reinstate boundary walls with local clunch wall construction.

Prior Approval not Required – 17 April 2023

10. **20/00258/FUL**

Erection of six dwellings with associated parking (resubmission of 18/01375/FUL).

Refused – 10 June 2020

11. **19/01696/DEM**

The former Patterson Store and associated outbuildings

Prior Approval not Required – 3 January 2020

12. **18/01375/FUL**

Proposed erection of six dwellings following the demolition of store building and outbuildings.

Refused – 14 June 2019

13. **17/00217/FUL**

Demolition of the former Patterson's store building and erection of 7 dwellings with associated works

Withdrawn – 06 April 2017

THE SITE AND ITS ENVIRONMENT

14. The application site comprises a parcel of land of approximately 0.24ha (0.59 ac). The site is currently vacant comprising a mix of hardstanding and rough vegetation following the demolition of the Pattersons Stores under application reference 19/01696/DEM. The site is surrounded by residential development to all sides, with the properties on Limestone Close to the east and south located at a substantially lower land level.
15. The site is located within the centre of Isleham within the development envelope and designated conservation area. There are a number of listed buildings within proximity of the site, the closest being the Grade II listed Inisfail (NHLE reference 1126435) opposite the site entrance to the west and the Grade II listed 5 Mill Street (NHLE reference 1331727) to the north.

RESPONSES FROM CONSULTEES

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

Isleham Parish Council - 23 June and 18 August 2026

17. Within their latest comments received on 18 August in relation to the amended plans and additional information, the Parish Council have reiterated their strong support for the relocation of the existing Co-op store and have noted that it is a vital facility for Isleham. They have welcomed the additional clarification provided, including in relation to ground piling and the restriction in the heights of the dwellings to single storey. Parking pressures in the village are noted and the Parish Council have advised that the 1.8m boundary treatments must be designed to protect privacy without creating overbearing impacts. The Parish Council have advised that they believe that meaningful improvements have been secured through the planning process and that the applicant has addressed the concerns raised.

Economic Development – 12 June 2026

18. Raise no objection to the proposals.

Conservation Officer – 16 June 2026

19. Raise no objection to the proposals. Note the revisions to the design of the building since the previous application and consider the design to be acceptable within the context of the site and wider conservation area.

ECDC Trees Team – 02 July 2026

20. Raise no objection to the proposals. Have requested that details of soft landscaping are secured by condition.

East Cambs Ecologist – 06 July 2026

21. Raise no objections to the proposals, either in relation to mandatory BNG or the impacts of the proposals on ecology, subject to the inclusion of conditions and final details of how the net gain will be achieved through the discharge of the mandatory BNG condition.

Local Highways Authority – 17 June and 21 July 2026

22. Raise no objections to the proposals subject to the inclusion of conditions. The full comments from the Local Highway Authority and the list of conditions are set out within the full response.

Waste Strategy (ECDC) – 23 June 2026

23. Raise no objection to the proposals. Have requested an informative note to be added to the decision notice regarding waste collection.

Environmental Health – 05 June 2026

24. Raise no objection to the proposals. Have requested a number of conditions to be added to the decision notice in the interest of protecting the amenity of the neighbouring residential properties.

Environmental Health (Scientific) – 26 June 2026

25. Raise no objection to the proposals. Have requested conditions to be added to the decision notice relating to land contamination.

Design Out Crime Officers – 02 June 2026

26. Raise no objections to the proposals however raise a number of comments for the applicant's consideration in relation the commercial aspect of the proposal. These recommendations are set out within the full comments.

CCC Growth & Development

27. No comments received.

Cambridgeshire Fire And Rescue Service

28. No comments received.

Ward Councillors

29. No comments received.
30. A site notice was displayed near the site on 8 June 2026 and a press advert was published in the Cambridge Evening News on 4 June 2026.
31. Neighbours – nineteen neighbouring properties have been directly notified by letter. Following receipt of amended information, a second round of consultation with the neighbouring properties and all those that had commented on the application was undertaken on 5 August.
32. Sixteen responses have been received as a result of the two rounds of publicity, which are summarised below:
- Land stability, the ability of the site to accommodate the proposed development and all associated works and the impacts on the structural integrity of the clunch retaining wall running along the east and south eastern boundary
 - Condition of the clunch retaining wall and shedding of material
 - Incorrect plotting of the protected Walnut tree on the arboricultural plans
 - No detail regarding the scale and design of the dwellings to consider the impacts on the neighbouring properties by way of overlooking/loss of privacy
 - Support for the relocation of the convenience store noting the limitations of the existing store and the need for a larger store within the village

- Concern regarding the findings of the Transport Assessment and the impacts of the proposal on highway safety including reference to the ability of HGVs to service the site, the achievable visibility splays and the impacts of existing on-street parking demand outside of the site
- Suggestion for the incorporation of traffic calming measures and on-street parking restrictions as part of the commercial development proposals
- Level of parking proposed and additional pressures on on-street parking
- Impact of ground piling on adjacent listed/historic buildings
- Security concerns and the potential impacts on neighbouring properties as a result of the siting on benches, light and CCTV
- Overlooking and loss of privacy from the convenience store and car park
- Noise and disturbance from the convenience store and associated facilities including car parking, HGV movements, deliveries, plant equipment, parcel lockers and associated lighting
- Impacts on the neighbouring properties from the proposed residential dwellings including overshadowing, loss of light, overbearing and oppressive impacts, impacts of boundary treatments, overlooking and loss of privacy, noting changes in land levels between the site and Limestones Close
- Impacts of landscaping in terms of additional shading and retaining wall stability
- Queries over the accuracy and baselines of the Daylight and Sunlight Study
- Unclear whether boundary treatments are to be removed, reinstated or replaced
- Impacts of the development on the character and appearance of the area including the design of the convenience store, the scale of the development site layout, and overdevelopment of the site
- Impacts on the Conservation Area, neighbouring listed buildings and the existing relationship with St Andrew's Church and wider village context
- Use of the current condition of the site to justify the development proposals and the assessment of the impacts on the conservation area
- Conflict between commercial and residential uses
- Concern regarding the impacts of the proposal on the private access to 13 Mill Street including uncertainty regarding boundary treatments and noting that this access should not form part of the commercial development
- Accuracy of the biodiversity baseline due to the degradation of the site
- Concern to the location of the convenience store in relation the busy and main thoroughfare of Isleham

THE PLANNING POLICY CONTEXT

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

GROWTH 2	Locational strategy
GROWTH 5	Presumption in favour of sustainable development
HOU 2	Housing density
ENV 1	Landscape and settlement character
ENV 2	Design
ENV 4	Energy and water efficiency and renewable energy in construction
ENV 7	Biodiversity and geology
ENV 8	Flood risk
ENV 9	Pollution

ENV 11	Conservation Areas
ENV 12	Listed Buildings
COM 1	Location of retail and town centre uses
COM 4	New community facility
COM 7	Transport impact
COM 8	Parking provision

34. Isleham Neighbourhood Plan 2022

Policy 1a	Housing growth
Policy 2	Isleham's development envelope
Policy 3	Character and design
Policy 5	Locally important views
Policy 7	Wildlife and habitats
Policy 8	Services and facilities
Policy 10	Car parking
Policy 11	Cycle parking and storage

35. Supplementary Planning Documents

Design Guide
Flood and Water
Natural Environment
Hedgehog Recovery
Climate Change
Contaminated Land

36. National Planning Policy Framework (August 2026)

3	Decision-making policies (DM3, DM6, DM7)
4	Achieving sustainable development (S3, S4)
5	Meeting the challenge of climate change (CC2, CC3)
6	Delivering a sufficient supply of homes (HO7)
7	Building a strong, effective economy (E2)
8	Ensuring the vitality of town centres (TC3)
12	Making effective use of land (L2, L3)
14	Achieving well-designed places (DP3, DP4)
15	Promoting sustainable transport (TR3, TR4, TR6)
17	Pollution, public protection and security (P2, P3)
18	Managing flood risk and coastal change (F7, F8)
19	Conserving and enhancing the natural environment (N2)
20	Conserving and enhancing the historic environment (HE4, HE5, HE6, HE9)

37. Cambridgeshire and Peterborough Waste and Minerals Local Plan 2021

38. Cambridgeshire and Peterborough Local Nature Recovery Strategy 2025

39. Planning Practice Guidance

PLANNING MATERIAL CONSIDERATIONS AND COMMENTS

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

- Principle of Development
- Visual Amenity and Heritage
- Residential Amenity
- Highway Safety and Parking
- Trees and Landscaping
- Ecology and Biodiversity
- Flood Risk and Drainage
- Other Material Matters

Principle of Development

41. Policy L2 of the National Planning Policy Framework (NPPF) seeks to secure the efficient use of land within settlements.
42. Policy E2 of the NPPF sets out that planning decisions should help create conditions in which businesses can invest, expand and adapt.
43. Policy GROWTH 2 of the East Cambridgeshire Local Plan 2015 (as amended 2023) (hereafter referred to as the Local Plan), sets out that the majority of development will be focused on the market towns of Ely, Soham and Littleport. In addition, within the defined development envelopes of all settlements, housing, employment and other development to meet local needs will normally be permitted – provided there is no significant adverse effect on the character and appearance of the area and that all other material planning considerations are satisfied. Policy 2 of the Isleham Neighbourhood Plan largely reiterates this approach.
44. The application site is located within the development envelope for Isleham and seeks full permission for the erection of a convenience store (Class E) as well as outline consent for two residential dwellings (Class C3). The two aspects of the proposal will be discussed in turn below:

Convenience Store

45. The proposed convenience store is considered to be a main town centre use. As set out at paragraph 7.4.3 of the supportive text for community facilities, the Local Plan includes shops in the definition of commercial community facilities. Policies COM 1 and COM 4 of the Local Plan which relate to the location of retail and town centre uses and new community facilities respectively are therefore considered to be relevant to this aspect of the proposal.
46. Policy TC3 of the NPPF relates to main town centre uses outside of the town centres and is also considered to be relevant.
47. Policy COM 1 sets out that, outside the town centres of Ely, Soham and Littleport, proposals for retail and ‘town centre uses’ may be permitted under the following circumstances:

- The sequential approach has been followed and there are no suitable sequentially preferable sites available.
- The site is suitable for the proposed use and the building form and design is appropriate in the local context.
- The scale and type of development is directly related to the role and function of the centre or its locality, in accordance with the hierarchy in Policy GROWTH 2.
- For retail developments of 280m² net floorspace or larger, there would be no adverse effect on the vitality and viability of the nearest town centre, or on any other centres, as demonstrated in a Retail Impact Assessment.
- The development would enhance the character and attractiveness of the centre and its locality, and not adversely affect residential amenity; and
- The development would be accessible by a choice of means of transport (including public transport, walking and cycling), and the local transport system is capable of accommodating the potential traffic implications.

48. Policy TC3 (2) of the NPPF states that:

‘The sequential test means that main town centre uses involving new development should be located within town centres identified in the development plan; then, if this is not feasible, in edge of centre locations; and only if suitable sites are not available (or expected to become available within a reasonable period) should out of centre sites be considered. When considering edge of centre and out of centre locations, preference should be given to accessible sites which are well connected to the town centre by sustainable transport modes’.

49. The application site is located relatively centrally within the settlement of Isleham. However, as Isleham does not benefit from a defined centre boundary, it is considered to be located in an out of centre location for the purposes of applying policy COM 1 of the Local Plan and policy TC3 of the NPPF. The application is supported by a Sequential Assessment which sets out that the convenience store would replace the existing Co-op which is located to the north of the site and serves the settlement. The assessment sets out that the existing store has been found to be unable to fully meet the demand of the local catchment without a significant increase in floorspace which cannot be accommodated due to constraints of the existing site.
50. The assessment defines the catchment area as not exceeding 1km (0.6 miles) or a 10-15 minute walk time from the centre of Isleham, which based on the purpose of the development to replace an existing convenience store serving the settlement, is considered to be a reasonable scope for the sequential test. The assessment identifies Soham as the closest town centre which is located 5km (3.1 miles) away, significantly outside of the catchment area. On this basis, the Sequential Assessment is considered to adequately justify the location of the development in an out of centre location given its particular function and the identified catchment area, and the sequential test is therefore passed.
51. The application site is considered to be suitable for the proposed use, and the scale and type of development is considered to be directly related to role and function of

the locality, in accordance with the hierarchy in Policy GROWTH 2. The site is located within the centre of Isleham where it is accessible by a choice of means of transport, including public transport, walking and cycling.

52. The net retail floor space of the convenience store is proposed to be 232m² (2497ft²) and the application does therefore not trigger the requirement for the submission a Retail Impact Assessment. Notwithstanding, when considering the scale of the convenience store and the proposed catchment area, it is not considered likely that the proposal would impact on the vitality or viability of the nearest town centre.
53. The other material matters referenced within the policy, including the impact on visual amenity, residential amenity and highway safety, will be discussed within the relevant sections of this report.
54. Policy COM 4 of the Local Plan sets out that proposals for new or improved community facilities should be located within settlement boundaries wherever possible. In exceptional circumstances facilities may be permitted in the countryside, where there is a lack of suitable and available land within settlements, or where a rural location is required. Proposals for all new or improved community facilities should:
- Be well located and accessible to its catchment population (including by foot and cycle).
 - Not have a significant adverse impact (itself or cumulatively) in terms of the scale or nature of traffic generated.
 - Not have a significant adverse impact on the character of the locality, or the amenity of nearby properties.
 - Demonstrate that opportunities to maximise shared use have been explored.
 - Be designed to facilitate future adaptation for alternative community uses or shared use.
55. The site is located within the development for Isleham. Whilst Isleham does not have a defined centre boundary, the application site is located towards the centre of the settlement and is therefore considered to be well located and accessible to its catchment population, including by foot and cycle.
56. The impacts of the proposal on the character of the locality and the scale or nature of traffic generated will be discussed within the relevant sections of this report.
57. Whilst opportunities to maximise a shared use have not been explored, it is not considered that the building, by virtue of its proposed use, would be appropriate for shared community uses. Notwithstanding, given the location of the site, it is considered that it could be readily adapted for alternative community uses.
58. For the reasons set out above, the proposal is considered to accord with the requirements of policies COM 1 and COM 4 of the Local Plan and policy TC3 of the NPPF in terms of the location of the development, and the other relevant matters referenced within these policies will be discussed within the relevant sections of this

report. The proposal is also considered to align with the overall objectives of L2 and E2 of the NPPF.

59. The principle of development for the erection of a convenience store in this location is therefore considered to be acceptable subject to all other material planning considerations and policies being satisfied.

Two Single Storey Dwellings

60. The application site is located within the development envelope for Isleham where the introduction of housing is considered to be acceptable in accordance with policy GROWTH 2 of the Local Plan and Policy 1a of the Isleham Neighbourhood Plan which states that small-scale infill and windfall development will be supported within the development envelope, subject to compliance with other relevant policies.
61. The principle of development for the erection of two single-storey dwellings in this location is therefore considered to be acceptable, subject to other relevant matters being satisfied. The relevant policies and other material matters will be discussed within the following sections of this report.

Visual Amenity and Heritage

62. The application site is located within the Isleham Conservation Area and the historic core of the village where there a number of listed buildings, the closest being the Grade II listed Inisfail (NHLE reference 1126435) opposite the site entrance to the west and the Grade II listed 5 Mill Street (NHLE reference 1331727) to the north.

Convenience Store and Associated Infrastructure

63. As part of the withdrawn application for the erection of a convenience store and two dwellings (25/01259/FUL), the Conservation Officer raised concerns to the design of the convenience store. These concerns related primarily to the largely blank western elevation fronting Mill Street which was considered to provide a poor contribution and frontage to the highway.
64. As part of the current application, the building has been reorientated so that its principal elevation would address Mill Street, and alterations have been made to the overall design and fenestration to provide a stronger frontage through the introduction of additional glazing. The Conservation Officer has been consulted as part of the application and the revisions to the design are considered to be acceptable, ensuring that the building would contribute to the street scene by providing a clear frontage to the highway boundary. Whilst the changes have resulted in the introduction of a blank northern elevation which would still be visible from Mill Street, this is not considered to be to the detriment of the overall design of the building or its contribution to the street scene.
65. The convenience store, whilst providing a single level of accommodation, would be more akin to the form of a two-storey building. The submitted elevation drawings demonstrate that the building would not exceed the height of the residential dwellings to either side of the site, which is considered to ensure that the building

would sit comfortably within the street scene and would not appear overly dominant or incongruous when viewed amongst the existing built form.

66. Concern has been raised in the comments from neighbouring properties regarding the scale, design and siting of the building, which they consider to be out of keeping with the traditional character and the surrounding area. Concern has also been raised to the degradation and maintenance of the site and the use of this to justify the redevelopment of the site and the design and layout of the current proposals.
67. While the proposed building would adopt a more contemporary architectural approach when compared to the neighbouring developments, it is considered to represent an appropriate and rational 21st-century response to the functional requirements of the building and its operational use. The building would maintain a degree of visual cohesion with the neighbouring properties through the use of more traditional facing materials. To ensure that the building is integrated well into the traditional context, full details of the proposed facing materials can be secured by condition.
68. Additional concerns have been raised to the impact of the associated infrastructure on the conservation area. The proposed external plant, parking and servicing areas and associated infrastructure are considered to have a functional role in the operation of the site as a convenience store. The location of these elements to the rear of the building would minimise their prominence within street scene and wider site context. As a result, the impacts of the associated infrastructure are considered to have an acceptable impact on the character and appearance of the street scene and wider conservation area setting.
69. No details of boundary treatments or external lighting have been provided as part of the application, and it is considered reasonable for these to be secured by condition in the interest of protecting the character of the site and wider street scene.
70. When taking the above into consideration, it is considered that the proposed convenience store and associated infrastructure would have an acceptable impact on the character and appearance of the site and wider street scene and would preserve the character of the conservation area. By virtue of the design and positioning of the building within the site, this part of the proposal is considered to have a neutral impact on the significance of the conservation area and the setting of the neighbouring listed buildings at Inisfail to the west and 5 Mill Street to the north.

Two Single-Storey Dwellings

71. The residential aspect of the proposal would be located to the rear of the site. The site is located towards the centre of the settlement of Isleham and there are examples of more in-depth development within the immediate site context. It is therefore not considered that the introduction of residential development in this location would be out of keeping with the pattern and density of development in the wider area.
72. Whilst scale is a reserved matter for future consideration, the proposal seeks permission for two single-storey dwellings, and the parameter plan sets out that the dwellings would not exceed 5m in height. The introduction of single storey dwellings

in this location is considered to be appropriate and would ensure that the residential aspect of the proposal would sit comfortably behind the commercial aspect of the site and within the wider site context, particularly given the significant land level changes between the rear of the site and the dwellings on Limestone Close. It is considered reasonable to condition that any reserved matters application for the residential aspect of the proposal is in accordance with the details of the parameter plan to ensure that a development of an acceptable scale is brought forward.

73. Matters of layout, appearance and landscaping are also reserved for future consideration. Notwithstanding, it is considered that a scheme for two single-storey dwellings could be brought forward at the reserved matters stage which would have an acceptable impact on the character and appearance of the site and wider area and without impacting on the significance of the Isleham Conservation Area or identified neighbouring listed buildings.

General Comments and Heritage Balance

74. Neighbour comments have raised concern to the overdevelopment of the site. It is considered that the proposed built form would sit comfortably within the site and the commercial aspect of the proposal would provide sufficient services and infrastructure including a new access, parking, servicing and associated amenities. Whilst the residential aspect of the proposal is in outline form, it is considered that the rear of the site is of a sufficient size to accommodate two dwellings and associated amenities. The development is not considered to be out of keeping with the pattern and density of development within the locality and it is therefore not considered that the proposal would represent an overdevelopment of the site.

The comments of the Designing Out Crime Officer are noted. The recommendations made are not considered to materially alter the development; rather, they provide guidance aimed at enhancing the security of the scheme, particularly its commercial elements. These recommendations are therefore drawn to the applicant's attention.

75. As set out above for each element of the proposal, the location of the site within the Isleham Conservation Area, as well as its proximity to the Grade II listed buildings at Inisfail to the west and 5 Mill Street to the north are recognised.
76. Additionally, the site is located approximately 130m to the south west of the Grade I listed St Andrew's church and neighbour representations have raised concern to the impacts on the existing relationship between the church and the application site. Furthermore, Policy 5 of the Isleham Neighbourhood Plan recognises views of St Andrew's Church from Mill Street as locally important views (IV01). This is acknowledged and the views of St Andrew's church across the site have been carefully considered as part of the consideration of the application. The Conservation Officer has advised that given the geography of Isleham, the site is considered to have a tangential relationship to St Andrew's church, and although the proposals would impact on some views of its tower, it is not considered that this would be to the detriment of the recognised views from the wider street scene, nor would it result in harm to the setting of this designated heritage asset itself.
77. In summary, it is considered that both the commercial and residential aspects of the proposal would have a neutral impact on the significance of the Isleham

Conservation Area and listed buildings identified. On this basis, there is no public benefit test engaged in line with policy HE6 (4) of the NPPF, as neutral impacts to the designated heritage asset are concluded and therefore no harm is identified.

78. For the above reasons, the proposal is considered to have an acceptable impact on the visual amenity of the site and wider street scene, including the Isleham Conservation Area and the setting of the neighbouring Grade I and Grade II listed buildings, in accordance with policies ENV 1, ENV 2, ENV 11 and ENV 12, COM 1 and COM 4 of the Local Plan, policies DP3, HE4, HE6 and HE9 of the NPPF and policies 3 and 5 of the Isleham Neighbourhood Plan.

Residential Amenity

79. The application is supported by a Daylight and Sunlight Amenity Study to determine the impacts of the development on the neighbouring properties by way of overshadowing and loss of light. Informed by topographical data and 3D modelling to reflect the relationship of the neighbouring properties with the site, some of which are located at a substantially lower land level, the study concludes that the neighbouring dwellings and amenity areas would benefit from a satisfactory level of natural light and sun light following the proposed development. Whilst the residential aspects of the proposal are in outline form, the assessment has been undertaken on the basis that the dwellings would not exceed 5m in height, which is confirmed on the submitted parameters plan, and as noted within the Visual Amenity and Heritage Section, compliance of any reserved matters application with this document can be secured by condition.

Convenience Store and Associated Infrastructure

80. Neighbour comments have raised concern to the impacts of the convenience store on the residential amenity of the neighbouring properties, particularly in terms of overlooking, loss of privacy and noise disturbance.
81. Based on the findings of the Daylight and Sunlight Assessment, it is not considered that the commercial aspect of the proposals would result in harm to the closest residential properties by way of overshadowing and loss of light.
82. The convenience store is proposed to be positioned to the front of the site within proximity of the south eastern boundary. The site is separated from the residential properties immediately to the south at Nos. 13, 17 and 19 Mill Street and 30 Limestone Close by an existing private driveway which serves these properties. It is considered that the relationship between these properties and the proposed convenience store, together with the set in position, would be sufficient to prevent harmful overbearing impacts as well as overlooking and loss of privacy towards these properties. Details of boundary treatments have not been confirmed as part of the application and can be secured by condition to further protect the amenity of the existing occupiers from the use of the store and associated facilities/infrastructure.
83. Nos. 9 and 9a Mill Street are located to the north west of the site and benefit from habitable windows which face towards the commercial aspect of the proposal. The proposed convenience store would be set in from the shared boundary by approximately 9m (29.5ft) and additional separation would be afforded by the

shared driveway serving these properties. When taking this into consideration, it is considered that the separation distance would be sufficient to prevent overbearing impacts to these neighbouring properties. As noted above, details of boundary treatment can be secured by condition in order to prevent overlooking and loss of privacy to these properties from the use of the proposed access and parking areas.

84. It is considered that sufficient distance would be retained between the proposed convenience store and the properties to the south west of Mill Street to prevent harm to the amenity of the occupiers of these properties by way of overbearing, overlooking and loss of privacy.
85. The Environmental Health Officer has been consulted as part of the application and has raised no concerns with regards to the impacts that introducing commercial development in this location would have on the neighbouring residential properties. Following review of the submitted Acoustic Impact Assessment for Proposed Fixed Plant reference B5945.1, no concerns to the methodology of the report or its findings have been raised. A condition has been recommended requiring the development to be completed in accordance with this document and this can be added to the decision notice in order to protect the amenity of the neighbouring occupiers.
86. As set out within the submitted Acoustic Impact Assessment, the applicant has requested the convenience store be open 0700 until 2300 daily. Following consultation with the Environmental Health Officer, due to the location of the store within proximity of neighbouring dwellings, it has been requested that these hours are reduced until 2200 daily. This is considered reasonable in order to limit noise disturbance from the convenience store and associated operations to the closest residential properties. It is also considered reasonable to condition that deliveries, with the exception of newspaper deliveries, take place during these opening hours.
87. The Environmental Health Officer has requested conditions in order to limit the impacts of the development on the neighbouring residential properties during construction. These conditions relate to the submission of a Construction Environmental Management Plan (CEMP), ground piling and construction hours. These conditions are considered reasonable in the interest of residential amenity.
88. A neighbour comment has raised concern to the security of the commercial aspect of the proposals and the potential impact on the neighbouring properties. The Designing Out Crime Officer has been consulted as part of the application and have raised no concerns to the proposals. They have however suggested a number of measures to be incorporated into the commercial aspect of the proposal to increase the security, and these measures are drawn to the attention of the applicant.
89. The impacts of lighting on the neighbouring properties has also been raised. As no details of lighting have been provided as part of the application, it is considered reasonable for a condition to be imposed requiring details to be submitted for consideration in the interest of protecting the amenity of the neighbouring dwellings.

Two Single-Storey Dwellings

90. Neighbour comments have raised concerns to the impacts of the proposed development on the neighbouring properties as a result of overbearing, overshadowing, overlooking and loss of privacy, particularly in relation to the neighbouring properties on Limestones Close which are located at a lower land level than the application site.
91. It is relevant that previous application references 18/01375/FUL and 20/00258/FUL have been refused at the site for the erection of residential dwellings. One of the reasons for refusal on both of the previous permissions related to the potential overbearing and overshadowing impacts from the dwelling proposed to the rear of the site (plot 6) on the properties on Limestone Close due to the land level changes. Whilst the positioning of the dwelling at plot 6 varied slightly across the two applications, both previous applications sought permission for a two-storey dwelling of an overall height of approximately 7.1m (23.3ft), designed with a single-storey lean-to closed to the shared boundary.
92. The current application seeks permission for two single-storey dwellings. Whilst matters of layout and scale are reserved for future consideration, the parameters plan submitted with the application sets out that the height would be restricted to single-storey and up to 5m (16.4ft).
93. Clarification has been sought during the course of the application with regards to the modelling undertaken within the Daylight and Sunlight Amenity Study. This follows concerns raised within neighbour responses to the existing and proposed plan view drawings which suggest that the boundary treatment to the south east of the site along the boundary with Nos. 25, 28 and 30 Limestone Close would be lowered and the impact that this could have had on the findings of the survey and the potential for overlooking to the neighbouring dwellings. Discrepancies over the placement of openings to the rear of 28 Limestone Close were also raised.
94. It has been confirmed that the existing boundary fence is raised at the south eastern part of the site and sits higher in relation to the internal levels. The boundary treatment has been modelled at the 1.8m from the new ground level of the site, which is proposed to be lowered in accordance with the details demonstrated on drawing reference A1143-BOW-A0-ZZ-DR-A-0105. Whilst details of boundary treatment for the residential aspect of the proposal will be assessed at the reserved matters stage, it is considered that a 1.8m high fence measured from the internal ground levels of the site would be sufficient to prevent harmful overlooking towards the neighbouring properties. The inclusion of a replacement fence of this height within the proposed modelling is therefore considered to be acceptable.
95. An amended Daylight and Sunlight Amenity Study has been submitted revising the modelling of 28 Limestone Close. It is clarified with the supporting letter EM/P25-0321 that where the layout of dwellings has been unavailable, rooms have been assumed to be habitable in nature, ensuring that the assessment caters to a worse case scenario. The revised Daylight and Sunlight Amenity Study and supporting letter confirm that no material changes to the findings of the study have occurred as a result of the revised modelling.
96. Whilst based on the revised Daylight and Sunlight Amenity Study, neighbours remained concerned with regards to the impacts on the properties on Limestones

Close, the residential aspect of the proposal is in outline form and full details of the residential aspect of the proposal are reserved for future consideration. Notwithstanding, it is considered that the information provided is sufficient to ensure that a scheme for two single-storey dwellings could be brought forward at the reserved matters stage without resulting in harmful overshadowing impacts and loss of light to the neighbouring properties.

97. A neighbour comment has referenced the fact that 23 Limestones Close is not included within the Daylight and Sunlight Amenity Study and will be overlooked by the residential properties. Whilst 23 Limestones Close shares a boundary with the application site, this is limited to the very eastern most part where it extends to the rear which is proposed to form part of the residential garden. The remainder of the site is separated from 23 Limestone Close by the garden to 15a Church Street. When taking the relationship between eastern most part of the site and the neighbouring dwelling into consideration, it is not considered that the proposals would result in overshadowing impacts to this property. The concerns regarding the overlooking of this property will be addressed below.
98. On the basis of the above clarification and the revised parameter plan and Daylight and Sunlight Assessment Study, it is considered the proposed development could be delivered without resulting in significant overshadowing impacts and loss of light to the neighbouring residential properties.
99. Whilst layout is not committed at this stage, the illustrative site plan shows that the dwellings positioned against the boundary shared with Nos. 25, 28 and 30 Limestone Close to the south east and set in from the shared boundary by approximately 4m at their closest point. When taking into account the separation distance that could be achieved, together with the height of the dwellings which would be limited to not exceeding 5m (16.4ft), it is considered that a scheme could be brought forward at the reserved matters stage which would prevent harmful overbearing impacts to the neighbouring properties.
100. The dwellings are shown to be set in from the shared boundaries with the neighbouring properties at Nos. 15a and 19 Church Street to the north and 23 Limestone Close to the north east. When considering the single-storey nature of the dwellings, it is considered that a scheme could be brought forward at the reserved matters stage that would have an acceptable impact on these properties.
101. Appearance is a reserved matter, and the placement of openings would be considered at the reserved matters stage with regards to the potential for overlooking towards the neighbouring properties. Notwithstanding, based on the single-storey nature of the development, it is considered that a scheme for two dwellings could be brought forward at the reserved matters stage without resulting in harmful overlooking and loss of privacy to the neighbouring dwellings. Neighbour comments have raised concern to the potential for overlooking to 23 Limestone Close should an additional storey be introduced. Whilst these concerns are noted, the scale of the development will be restricted to single-storey in accordance with the details on the submitted parameters plan.
102. Details of boundary treatment will be considered at the reserved matters stage and are considered to be particularly pertinent due to the existing land level changes

between the site and the properties on Limestones Close to the south east and north east. Notwithstanding, the parameters states that boundary treatment to the south eastern elevation would be a minimum of 1.8m in height. This is considered sufficient to protect the privacy of the existing and future occupiers and full details of the positioning of the boundary treatment will be considered at the reserved matters stage once matters of scale, layout and appearance are for consideration.

103. Whilst matters of layout, scale and appearance are reserved for future consideration, based on the illustrative parameters plan submitted, it is considered that a scheme could be brought forward at the reserved matters stage which would provide a high level of amenity for future occupiers and that would accord with the Nationally Described Space Standards and Design Guide SPD.

Summary

104. For the reasons set out above, with the inclusion of conditions, it is considered that the commercial elements of the proposal would have an acceptable impact on the amenity of the neighbouring occupiers. It is also considered that a scheme for the erection of two single-storey dwellings could be brought forward at the reserved matters stage which would have an acceptable impact on the amenity of existing occupiers and that would provide a high standard of amenity for future occupiers. As such, the proposals are considered to comply with policy ENV 2 of the Local Plan.

Highway Safety and Parking

105. As part of the withdrawn application for the erection of a convenience store and two residential dwellings (reference 25/01259/FUL), the Local Highway Authority (LHA) raised concern to the location of the proposed access to the south west of the site due to the potential conflicts with the two other vehicle accesses in very close proximity. As part of the current application, the access is proposed to be located towards the north west of the site.
106. The LHA have been consulted as part of the application and raise no objection to the proposals on the basis that the impacts on the public highway can be mitigated with the inclusion of conditions. They have commented that the proposed dropped kerb cross over provides an acceptable access when considering the location of the site and the relatively modest scale of the proposed car parking, with full details of the access to be agreed with the LHA as part of either a Section 278 or Section 184 application, which is considered under a separate remit to the planning application.
107. Within the transport assessment, a reduction in the visibility “X” distance from 2.4m to 2m is proposed. The LHA do not accept the proposed intervisibility distances and justification, noting that Mill Street is neither characterised as a low-speed or low-flow environment; the two criteria that need to be met for a reduced “X” distance to be accepted. Notwithstanding, they are satisfied that a 2.4m x-distance can achieve a stopping sight distance of 33m with a minor offset extending into the carriageway. This level of visibility is considered to be acceptable in light of the collected speed survey data submitted as part of the application, and given the prevailing highway conditions on Mill Street, the minor offset is accepted by the LHA.

108. Neighbour comments have noted the existing on-street parking arrangements on Mill Street and have raised concerns to the implications of this on the findings of the Transport Assessment including in relation to the achievable visibility splays from the access and the ability of delivery vehicles to service the site. The LHA have clarified that the existing on-street parking adjacent to the site has been considered as part of their review of the application. When considering the scale of the development and the existing traffic flows on Mill Street, the LHA have advised that they do not consider that the proposals would result in significant cumulative impacts on highway safety. Policy TR6 (4) of the NPPF states that:
109. *'Development proposals should be refused if they would have a severe adverse impact on the transport network (in terms of capacity and congestion, including cumulative impacts), or an unacceptable impact on highway safety; taking into account any mitigation measures proposed as well as any wider network improvements, including measures to support sustainable patterns of movement.'*
110. It is the view of the LHA that the proposals would not have a severe adverse impact on the transport network or an unacceptable impact on highway safety.
111. The LHA have acknowledged that the submitted vehicle tracking does not account for parked vehicles on the highway, however the LHA do not consider that the servicing vehicles would be prevented from undertaking the manoeuvres necessary to enter and exit the site should vehicles be parked on the highway. When considering the limited frequency of these movements, it is not considered that this would result in significant harm in terms of highway safety.
112. Isleham Parish Council and a number of neighbour representations appear to suggest that the development should be accompanied by mitigation measures such as the extension of double-yellow line restrictions to further limit on-street parking. The LHA have advised that such measures would likely increase vehicle speeds along Mill Street, and would also reduce parking opportunities for the neighbouring properties. The LHA have advised that they do not consider that the acceptability of the application from a highway safety perspective is dependent upon the introduction of additional parking restrictions along Mill Street. For this reason, it is not considered that it would be reasonable or necessary for a condition requiring the extension of the double-yellow line restrictions to be imposed.
113. Neighbour comments have raised concern to the impacts of the proposal on the existing private access to 13 Mill Street to the south of the site and have noted that this access should not be used as part of the commercial development. The application does not seek to utilise the existing, private access to this property as part of the commercial development, with all access for the site to be taken via the new access which is proposed to the north west.
114. No concerns have been raised by the LHA in relation to the access for the proposed dwellings. Whilst the residential aspect of the proposal is outline in form, separate parking areas are proposed for the residential dwellings, which would prevent conflict between future residents and vehicles accessing the convenience store.

115. The conditions requested by the LHA relate to the size of delivery vehicles entering the site, the width of the access and its surfacing and levelling. These conditions are reasonable and can be attached to the decision notice.
116. Policy COM 8 of the Local Plan sets out the parking provision for the proposed development. Based on the gross internal floor space, up to 25 parking spaces and 14 cycle spaces would be required for the convenience store. The proposals include 13 parking spaces and 8 cycle spaces which fall below the maximum requirement. Justification for the proposing parking and cycle provision is set out within the Transport Statement, which when considered on balance, is considered to demonstrate that the proposed parking arrangements would be sufficient to serve the proposed development. The LHA have noted the justification provided and have raised no objection to the assessment. Whilst they have commented that the proposals may impose some additional parking demand on Mill Street, it would be unlikely to result in any significant adverse impact upon highway safety. As set out within the supporting information, the convenience store is proposed to serve the existing settlement meeting top-up/convenience shopping needs. The site is sustainably located, being relatively central to the settlement of Isleham, meaning that it would be accessible by a number of means of transport and within a 10-15 minute walking distance of the majority of its catchment area.
117. The proposed dwellings are in outline stage, and parking would be assessed as part of the matter of layout. Notwithstanding, the indicative layout suggests that two parking spaces per dwelling could be achieved as well as on-site turning within the residential part of the application site.
118. For the above reasons, and subject to the conditions listed below, the proposed development would have an acceptable impact on highway in accordance with policies COM 7, COM 1 and COM 4 of the Local Plan and policy TR3 of the NPPF. It is considered that sufficient justification has been submitted to demonstrate that adequate car parking would be provided to serve the convenience store and it is considered that adequate parking to serve the two dwellings could be brought forward at the reserved matters stage. The proposal is therefore considered to broadly comply with policy COM 8 of the Local Plan, policy 10 of the Isleham Neighbourhood Plan and policy TR3 of the NPPF.

Trees and Landscaping

119. There are three trees that are located within proximity of the application site, annotated as T1, T2 and T3 on the submitted arboricultural drawings. These trees are protected by the conservation area designation, and T3 is protected by Tree Preservation Order TPO/E/06/80. The Trees Officer has been consulted as part of the application and has advised that the submitted arboricultural information is considered suitable, and has requested that compliance with these documents is conditioned. A discrepancy in the plotting of T3 on the submitted plans has been noted during the course of the application and revised plans have been submitted. The revisions to the plan are not considered to alter the recommendations made by the Trees Officer, and compliance with the tree protection plan can be conditioned.
120. The Trees Officer has advised that the soft landscaping scheme lacks sufficient detail with regards to the proposed planting, and it is therefore considered

reasonable to impose a condition regarding the submission of a detailed soft landscaping scheme for the commercial aspect of the proposals.

- 121. The residential aspect of the proposals is currently in outline form, and the matter of landscaping is reserved for future consideration. Landscaping for the two dwellings will therefore be considered at the reserved matters stage.
- 122. For the above reasons, and with the inclusion of conditions, it is considered that the proposed development would have an acceptable impact on the adjacent trees in accordance with policies ENV 1, ENV 2 and ENV 7 of the Local Plan and policy SPD.NE8 of the Natural Environment SPD.

Ecology and Biodiversity

- 123. Mandatory Biodiversity Net Gain (BNG) is applicable to the development and the application is supported by a statutory metric. A neighbour representation has raised concern to the current condition of the site following the demolition of the previous buildings and the impacts that this could have on the level of net gain achieved.
- 124. Following review of the information submitted, the Senior Ecologist has accepted the base line value for the site and supports the application. They note that the proposal does not currently provide a 10% net gain in biodiversity, and concern has been raised to the long-term feasibility of the proposed on-site other neutral grassland given the small areas that are proposed. Notwithstanding, the deliverability of a 10% net gain in biodiversity will need to be demonstrated through the discharge of the statutory BNG condition which is considered outside of the scope of the current planning application.
- 125. The Senior Ecologist has requested a condition requiring the submission of a Landscape and Ecological Management Plan in relation to the on-site net gain. This condition is considered to be reasonable.
- 126. The 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).
- 127. 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.
- 128. The application is supported by a Preliminary Ecological Appraisal (PEA). Following review, the Senior Ecologist has raised no objection to the application subject to the inclusion of conditions. These conditions include the submission of a Construction Environmental Management Plan (CEMP) as recommended within the PEA, and the Senior Ecologist has advised that this should also include precautionary working

measures for site clearance. Whilst ecological enhancements are detailed within the PEA, a plan showing the location of these features has not been provided, and it is considered reasonable for this to be secured by condition. Details of enhancement measures for the outline aspect of the proposal will be expected at the reserved matters stage and a condition can be imposed to ensure that these measures are provided for consideration.

129. For the above reasons, and with the inclusion of conditions, the proposal is considered to comply with policy ENV 7 of the Local Plan, Policy 7 of the Isleham Neighbourhood Plan, policy N2 of the NPPF and policy SPD.NE6 of the Natural Environment SPD.

Flood Risk and Drainage

130. The application site is located within Flood Zone 1 and within an area at very low risk from surface water flooding. The site is therefore considered to be a suitable location for the proposed commercial and residential development.
131. The application is supported by a Drainage Strategy which sets out that surface water is proposed to be disposed of via soakaways and a connection to the main sewer would be made for foul water. These methods are proposed for both the commercial and residential aspects of the proposals. The submitted Drainage Strategy is considered to demonstrate that suitable drainage for the proposed development can be achieved which follows the drainage hierarchy. The submitted information is considered acceptable for the purposes of the planning application, and full details will be secured as part of building regulations.
132. For the reasons set out above, the location of the development is considered to be acceptable with regards to flood risk, and it is considered that an acceptable drainage scheme could be achieved for both aspects of the scheme in accordance with policy ENV 8 of the Local Plan and policy F7 of the NPPF.

Contamination

133. The application is supported by a Phase I & II Geo-Environmental Assessment. Following review of these documents, the Council's Scientific Officer has accepted the finding. The report recommends that a clean soil cover system is installed in the proposed gardens and landscaped areas due to elevated soil lead values by way of remediation. Conditions relating to a remediation scheme and the reporting of unexpected land contamination have been recommended for the outline (residential) aspect of the proposal given the sensitive end use proposed and can be attached to the decision notice to ensure that the site is made safe for future occupiers in accordance with policy ENV 9 of the Local Plan and policy P2 of the NPPF.

Sustainability

134. Policy ENV4 of the Local Plan states: 'All proposals for new development should aim for reduced or zero carbon development in accordance with the zero-carbon hierarchy: first maximising energy efficiency and then incorporating renewable or low carbon energy sources on-site as far as practicable' and 'Applicants will be

required to demonstrate how they have considered maximising all aspects of sustainable design and construction.’ The adopted Climate Change SPD encourages all development to include sustainability measures within their proposal and the Isleham Neighbourhood Plan states that solar panels should be incorporated into the design of all new developments.

135. The ‘sustainability strategy & embodied carbon’ section of the Design & Access Statement sets out that the retail aspect of the proposals has been developed with a strong focus on sustainability, informed by an initial Sustainability Strategy and subsequent assessment of embodied carbon. Whilst the Sustainability Strategy and embodied carbon assessments have not been submitted as part of the application, these have informed the design of the building.
136. In addition, the proposals include the use of solar panels which are shown indicatively to be located within the inner roof slopes of the convenience store. It is considered reasonable to condition that details of the solar panels are submitted, both in order to ensure they would have an acceptable visual impact but also to provide sustainability measures in accordance with policy ENV 4 of the Local Plan, Policy 3 of the Isleham Neighbourhood Plan and the Climate Change SPD.
137. Whilst no details of sustainability measures have been provided for the two dwellings, the residential aspect of the proposal is in outline form only, and any sustainability measures are likely to be informed by the layout, scale and design of the dwellings, considerations which are reserved for future consideration. Sustainability measures for the two dwellings will therefore be considered as part the reserved matters applications against the requirements of policy ENV 4 of the Local Plan, the Isleham Neighbourhood Plan and the Climate Change SPD.

Other Material Matters

138. Neighbour representations have raised concerns regarding the level of clunch fall from the retaining wall located between the application site and the properties on Limestone Close which are located at a lower land level to the south east. Concerns have also been raised regarding the structural stability of the wall and whether the site can safely accommodate the proposed development, namely the residential dwellings and associated works including the identified remediation works, foundations, boundary treatments and landscaping. It has been suggested within the responses received that a full structural survey should be undertaken.
139. Policy P2 (1) of the NPPF sets out that planning decisions should ensure that ‘*a site is suitable for its proposed use taking account of ground conditions and any risks arising from land stability and contamination*’. Land stability is therefore considered to be a material planning consideration and must be given regard in the assessment of the development proposals.
140. Discussions have taken place with the Council’s Building Control Team during the consideration of the application. The application is supported by a Phase I and II Geo-Environmental Assessment which includes a Geotechnical Appraisal and consideration of foundation design. The report sets out that the land is stable and that the use of traditional strip footings to support the development appear to be achievable. The report concludes that the site is suitable for the proposed

development. On the basis of the submitted information, no concerns have been raised by the Council's Building Control Team, and the issue of land stability is considered to have been appropriately addressed for the purposes of the planning application.

141. Concern relating specifically to the structural stability of the retaining wall are a civil matter between the developer and the relevant neighbouring occupiers. In the event that the clunch boundary wall is a party wall, the developer will be required to comply with the provisions of the Party Wall etc. Act 1996. This may involve entering into party wall agreements with the affected neighbouring owners and appointing a party wall surveyor to assess the condition of the wall before and after the development to ensure that the integrity of the wall has not been compromised. This falls to be considered under a separate remit to the current planning application.
142. In the case that the retaining clunch wall is wholly within the developer's ownership, it is the responsibility of the developer/landowner to ensure that the proposed development does not adversely affect the wall's structural integrity or create a risk of collapse, damage or injury.

Planning Balance

143. The site is located wholly within the development envelope for Isleham. The commercial aspect of the proposal is considered to comply with the relevant Local Plan policies COM 1 and COM 4 of the Local Plan, and the principle of development for both the commercial and residential aspects of the proposal is acceptable.
144. Revisions to the commercial aspect of the proposal have been made since the consideration of application reference 25/01259/FUL which was withdrawn due to concerns regarding the impact on highway safety and visual amenity. The design of convenience store and general layout of the site are considered acceptable and the information submitted with the application is considered to sufficiently demonstrate that the proposal would have an acceptable impact in terms of highway safety. The information submitted with the application is considered sufficient to demonstrate that the proposal would have an acceptable impact on the residential amenity of the closest occupiers. The proposals are also considered to have an acceptable impact in terms of other relevant matters and policy considerations.
145. It is considered that the outline application for the residential aspect of the proposals demonstrates that at a reserved matters stage, an appropriately designed scheme for the erection of two single-storey dwellings could be brought forward which would have an acceptable impact on the amenity of the neighbouring residential properties which are located at a significantly lower land level, whilst satisfying all other relevant matters and planning policies.

Human Rights Act

146. The development has been assessed against the provisions of the Human Rights Act 1998, and in particular Article 8 (right to respect for private and family life) and Article 1 of the First Protocol (protection of property). Under the Act, it is unlawful for a public authority, such as East Cambridgeshire District Council, to act in a manner that is incompatible with the European Convention on Human Rights. In

arriving at this recommendation, due regard has been given to the applicant's reasonable development rights and expectations which have been balanced and weighed against the wider community interests, as expressed through third party interests / the Development Plan and Central Government Guidance. The Council is also permitted to control the use of property in accordance with the general interest and the recommendation set out below is considered to be a proportionate response to the submitted application based on the considerations set out in this report.

Equalities and Diversities

147. In considering this planning application due regard has been had to the public sector equality duty (PSED) under Section 149 of the Equality Act 2010, which means that the Council must have due regard to the need (in discharging its functions) to put an end to unlawful behaviour that is banned by the Equality Act, including discrimination, harassment and victimisation and to advance equality of opportunity and foster good relations between people who have a protected characteristic and those who do not. Account has been taken of the PSED and it is considered that the recommendation set out below would not undermine the objectives of the duty.

APPENDICES

148. Appendix 1 – recommended conditions

PLANS

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

Appendix 1 – Recommended Conditions

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

<u>Plan Reference</u>	<u>Version No.</u>	<u>Date Received</u>
A1143-BOW-A0-ZZ-DR-A-0002	P2	14 May 2026
A1143-BOW-A0-ZZ-DR-A-0101	P9	14 May 2026
A1143-BOW-A0-ZZ-DR-A-0102	P6	14 May 2026
A1143-BOW-A0-ZZ-DR-A-0103	P8	21 August 2026
A1143-BOW-A0-ZZ-DR-A-0104	P4	14 May 2026
A1143-BOW-A0-ZZ-DR-A-0105	P8	21 August 2026
A1143-BOW-A0-ZZ-DR-A-0106	P4	14 May 2026
P1-F4-MO		14 May 2026
A1143-BOW-A0-ZZ-DR-A-0005	P7	24 July 2026

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

FULL PLANNING PERMISSION – CONVENIENCE STORE

- 2 The development hereby permitted shall be commenced within 3 years of the date of this permission.
- 2 Reason: To comply with Section 91 of the Town and Country Planning Act 1990, as amended.
- 3 Prior to any work commencing on the site, including site clearance, a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. The CEMP shall include the following:
 - a) 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, and proposed phasing/timescales of development etc.
 - b) Risk assessment of potentially damaging construction activities.
 - c) Identification of "biodiversity protection zones".
 - d) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
 - e) The location and timings of sensitive works to avoid harm to biodiversity features.
 - f) The times during which construction when specialist ecologists need to be present on site to oversee works.
 - g) Responsible persons and lines of communication.
 - h) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
 - i) Use of protective fences, exclusion barriers and warning signs if applicable.
 - j) The location for the storage of materials.

The approved CEMP shall be adhered to at all times during all phases of the development.

- 3 Reason: To safeguard the residential amenity of neighbouring occupiers and to protect and enhance species, in accordance with policies ENV1, ENV2 and ENV 7 of the East Cambridgeshire Local Plan 2015 (as amended 2023) and the Natural Environment SPD, 2020. The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted.
- 4 In the event of the foundations from the proposed development requiring piling, prior to the commencement of any piling, 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. Noise and vibration control on the development shall be carried out in accordance with the approved details.
- 4 Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015 (as amended 2023).
- 5 A Landscape and Ecological Management plan (LEMP) which includes management of the Biodiversity Net Gain Plan shall be submitted to, and be approved in writing by, the local planning authority prior to the commencement of the development. The LEMP shall be written in accordance with BS42020. The LEMP shall include 30-year objectives, management responsibilities and maintenance schedules. The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are being met) how contingencies and/or remedial action will be identified, agreed and implement so that the development still delivers the fully functioning biodiversity, objectives of the originally approved scheme. The approved plan will be implemented in accordance with the approved details.
- 5 Reason: To ensure the development delivers a biodiversity net gain in accordance with Schedule 7A of the Town and Country Planning Act 1990 and policy ENV7 of the Local Plan and to assimilate the development into its surroundings, in accordance with policies ENV1 and ENV2 of the East Cambridgeshire Local Plan 2015 (as amended 2023).
- 6 No above ground construction shall take place on site until details of the external materials to be used on the development have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
- 6 Reason: To safeguard the special architectural or historic interest, character and appearance and integrity of the Conservation Area and setting of the nearby listed buildings, in accordance with policies ENV2 and ENV11 of the East Cambridgeshire Local Plan 2015 (as amended 2023).
- 7 No above ground construction shall commence until details of the boundary treatments have been submitted to and agreed in writing with the Local Planning Authority. The boundary treatments shall be in situ in accordance with the approved details prior to the first occupation of the dwellings hereby approved.

- 7 Reason: To safeguard the character and appearance of the area and to protect the residential amenity of neighbouring occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015 (as amended 2023).
- 8 Prior to their installation, details of solar photovoltaic (PV) to serve the approved development are submitted to and approved in writing by the Local Planning Authority. The panels shall be installed in accordance with the approved details prior to first occupation/commencement of use.
- 8 Reason: To ensure that the proposal meets with the requirements of sustainability as stated in policy ENV4 of the East Cambridgeshire Local Plan 2015 (as amended 2023) as well as Policy 3 of the Isleham Neighbourhood Plan and to safeguard the character and appearance of the area, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015 (as amended 2023).
- 9 Construction times and deliveries, with the exception of fit-out, shall be limited to the following hours: 0730 to 1800 each day Monday - Friday, 0730 to 1300 Saturdays and none on Sundays, Bank Holidays and Public Holidays.
- 9 Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015 (as amended 2023).
- 10 No vehicles exceeding 18 tonnes gross vehicle weight shall enter or leave the site in connection with the approved development.
- 10 Reason: In the interests of highway safety, in accordance with policies COM7 and COM8 of the East Cambridgeshire Local Plan 2015 (as amended 2023).
- 11 The proposed vehicular access shall be a minimum width of 6.5m, for a minimum distance of 10m measured from the boundary of the public highway and thereafter retained free of obstruction.
- 11 Reason: In the interests of highway safety, in accordance with policies COM7 and COM8 of the East Cambridgeshire Local Plan 2015 (as amended 2023).
- 12 Prior to the commencement of use the vehicular accesses where it crosses the public highway shall be laid out and constructed in accordance with Cambridgeshire County Council's construction specification.
- 12 Reason: In the interests of highway safety, in accordance with policies COM7 and COM8 of the East Cambridgeshire Local Plan 2015 (as amended 2023).
- 13 The proposed vehicular access shall be constructed so that its falls and levels are such that no private water from the site drains across or onto the public highway. Please note that the use of permeable paving does not give the Highway Authority sufficient comfort that in future years water will not drain onto or across the adopted public highway and physical measures to prevent the same must be provided.

- 13 Reason: In the interests of highway safety, in accordance with policies COM7 and COM8 of the East Cambridgeshire Local Plan 2015 (as amended 2023).
- 14 The proposed vehicular access shall be constructed using a bound material, for the first 5 metres from the boundary of the public highway into the site, to prevent debris spreading onto the public highway.
- 14 Reason: In the interests of highway safety, in accordance with policies COM7 and COM8 of the East Cambridgeshire Local Plan 2015 (as amended 2023).
- 15 Prior to first occupation or commencement of use a full schedule of all soft landscape works shall be submitted to and approved in writing by the Local Planning Authority. The schedule shall include, planting plans, a written specification; schedules of plants noting species, plant sizes, proposed numbers/densities; and a detailed implementation programme. It shall also indicate all existing trees and hedgerows on the land and details of any to be retained. The works shall be carried out in accordance with the approved details prior to the end of the first planting season following occupation of the development. If within a period of 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.
- 15 To assimilate the development into its surroundings, in accordance with policies ENV1 and ENV2 of the East Cambridgeshire Local Plan 2015 (as amended 2023).
- 16 The use hereby permitted shall take place only between the hours of 0700 to 2200 Monday to Sunday, including public holidays.
- 16 Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015 (as amended 2023).
- 17 With the exception of newspaper deliveries, deliveries and waste collection shall be limited to the following hours of 0700 to 2200 Monday to Sunday, including public holidays.
- 17 Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015 (as amended 2023).
- 18 The development shall be carried out in strict accordance with the Tree Protection Plan reference ISL-epd-VES-XX-DR-L-0003.
- 18 Reason: To ensure that the trees on site are adequately protected, to safeguard the character and appearance of the area, in accordance with policies ENV1 and ENV2 of the East Cambridgeshire Local Plan 2015 (as amended 2023).
- 19 The development shall be carried out in complete accordance with Acoustic Impact Assessment for Proposed Fixed Plant reference B5945.1 prepared by Acoustical Control Engineers & Consultants and dated 12 May 2026.

- 19 Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015 (as amended 2023).
- 20 No above ground construction shall take place on site until a scheme of biodiversity improvements shall be submitted to and agreed in writing with the Local Planning Authority. The biodiversity improvements shall be installed prior to the first occupation of the hereby approved development and thereafter maintained in perpetuity.
- 20 Reason: To protect and enhance species in accordance with policies ENV1, ENV2 and ENV7 of the East Cambridgeshire Local Plan 2015 (as amended 2023) and the Natural Environment SPD, 2020.
- 21 No external lighting shall be erected within the site (either freestanding or building-mounted) unless details of the lighting have first been submitted to and approved in writing by the Local Planning Authority. Any external lighting that is installed shall accord with the details so approved.
- 21 Reason: To safeguard the character and appearance of the area and to protect the residential amenity of neighbouring occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015 (as amended 2023).

OUTLINE PERMISSION - DWELLINGS

- 22 Approval of the details of the reserved matters - layout, scale, appearance and landscaping; (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced, and shall be carried out as approved. Application for approval of the reserved matters shall be made within 3 years of the date of this permission.
- 22 Reason: The application is for outline permission only and gives insufficient details of the proposed development, and to comply with Section 92 of the Town and Country Planning Act 1990.
- 23 The scale of development shall not exceed single-storey in accordance with the details on the parameters plan reference A1143-BOW-A0-ZZ-DR-A-0005 P7.
- 23 Reason: To define the planning permission having regard to the proposal put forward and assessed by the Local Planning Authority for single-storey dwellings.
- 24 The development hereby permitted shall be commenced within 2 years of the date of the approval of the last of the reserved matters.
- 24 Reason: The application is for outline permission only and gives insufficient details of the proposed development, and to comply with Section 92 of the Town and Country Planning Act 1990.
- 25 No development shall take place until a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human

health, buildings and other property and the natural and historical environment has been submitted to and approved in writing by the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

- 25 Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with policy ENV9 of the East Cambridgeshire Local Plan 2015 (as amended 2023). The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted.
- 26 Prior to first occupation, the remediation scheme approved in Condition 25 above shall be implemented in accordance with the agreed timetable of works and to the agreed specification. The Local Planning Authority must be given two weeks written notification of commencement of any remediation scheme works. Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be submitted to and approved in writing by the Local Planning Authority.
- 26 Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with policy ENV9 of the East Cambridgeshire Local Plan 2015 (as amended 2023). The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted.
- 27 Prior to any work commencing on the site, including site clearance, a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. The CEMP shall include the following:
- a) 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, and proposed phasing/timescales of development etc.
 - b) Risk assessment of potentially damaging construction activities.
 - c) Identification of "biodiversity protection zones".
 - d) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
 - e) The location and timings of sensitive works to avoid harm to biodiversity features.
 - f) The times during which construction when specialist ecologists need to be present on site to oversee works.
 - g) Responsible persons and lines of communication.
 - h) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.

- i) Use of protective fences, exclusion barriers and warning signs if applicable.
- j) The location for the storage of materials.

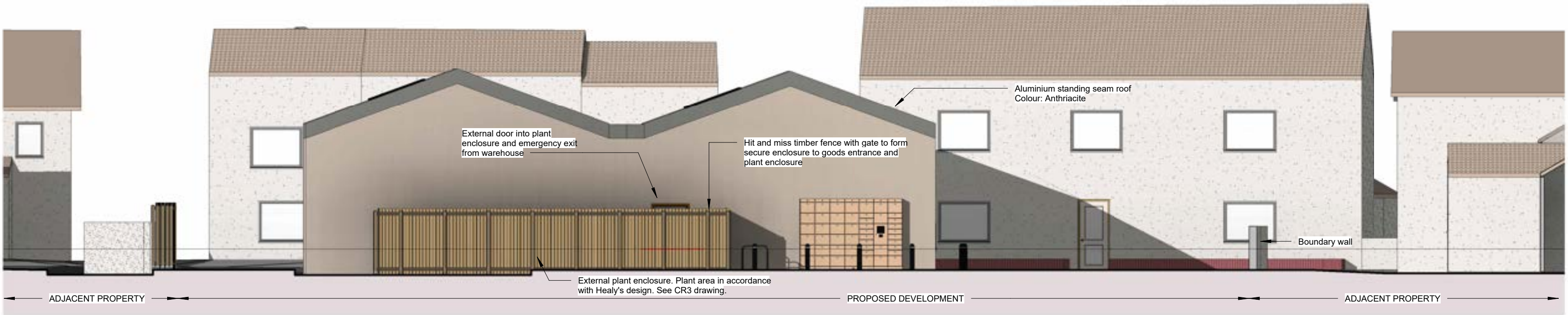
The approved CEMP shall be adhered to at all times during all phases of the development.

- 27 Reason: To safeguard the residential amenity of neighbouring occupiers and to protect and enhance species, in accordance with policies ENV1, ENV2 and ENV 7 of the East Cambridgeshire Local Plan 2015 (as amended 2023) and the Natural Environment SPD, 2020. The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted.
- 28 In the event that on-site Biodiversity Net Gain is proposed, a Landscape and Ecological Management plan (LEMP) which includes management of the Biodiversity Net Gain Plan shall be submitted to, and be approved in writing by, the local planning authority prior to the commencement of the development. The LEMP shall be written in accordance with BS42020. The LEMP shall include 30-year objectives, management responsibilities and maintenance schedules. The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are being met) how contingencies and/or remedial action will be identified, agreed and implement so that the development still delivers the fully functioning biodiversity, objectives of the originally approved scheme. The approved plan will be implemented in accordance with the approved details.
- 28 Reason: To ensure the development delivers a biodiversity net gain in accordance with Schedule 7A of the Town and Country Planning Act 1990 and policy ENV7 of the Local Plan and to assimilate the development into its surroundings, in accordance with policies ENV1 and ENV2 of the East Cambridgeshire Local Plan 2015 (as amended 2023).
- 29 In the event of the foundations from the proposed development requiring piling, prior to the commencement of any piling, 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. Noise and vibration control on the development shall be carried out in accordance with the approved details.
- 29 Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015 (as amended 2023).
- 30 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

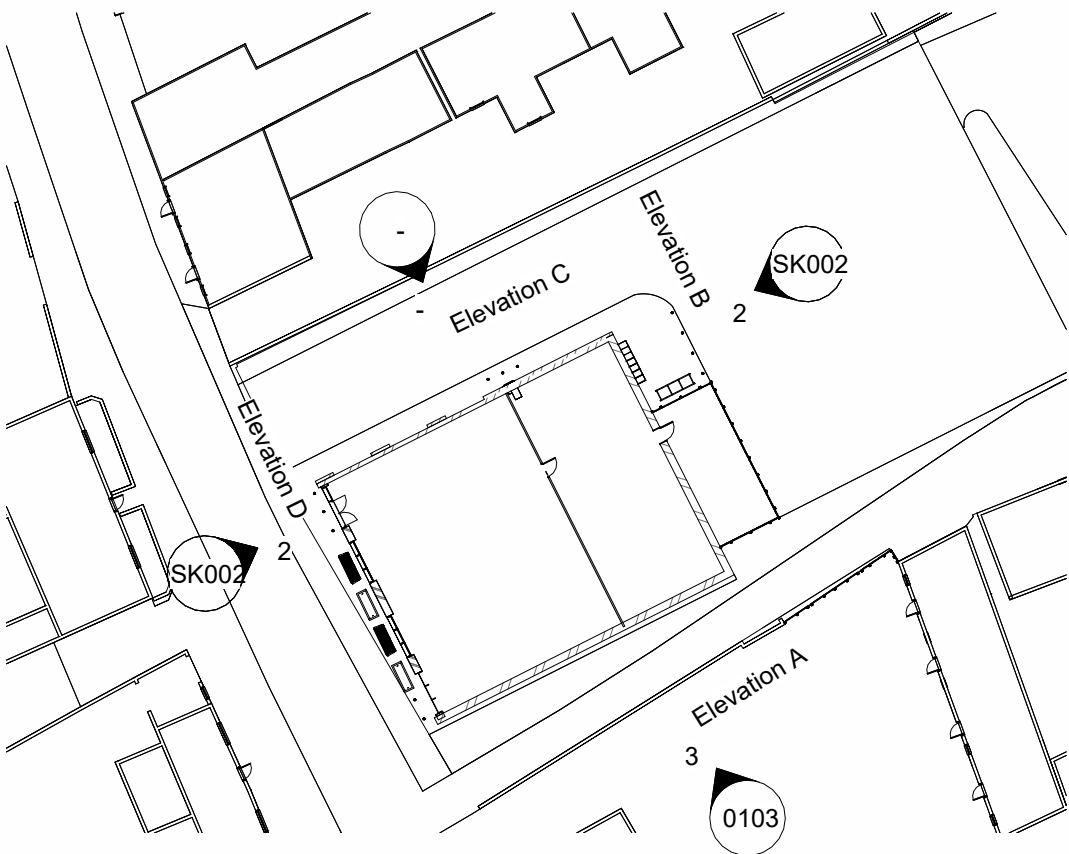
following completion of measures identified in the approved remediation scheme a verification report must be prepared, and approved in writing by the Local Planning Authority.

- 30 Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with policy ENV9 of the East Cambridgeshire Local Plan 2015 (as amended 2023).
- 31 Construction times and deliveries, with the exception of fit-out, shall be limited to the following hours: 0730 to 1800 each day Monday - Friday, 0730 to 1300 Saturdays and none on Sundays, Bank Holidays and Public Holidays.
- 31 Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015 (as amended 2023).
- 32 The proposed vehicular access shall be a minimum width of 6.5m, for a minimum distance of 10m measured from the boundary of the public highway and thereafter retained free of obstruction.
- 32 Reason: In the interests of highway safety, in accordance with policies COM7 and COM8 of the East Cambridgeshire Local Plan 2015 (as amended 2023).
- 33 Prior to the commencement of use the vehicular accesses where it crosses the public highway shall be laid out and constructed in accordance with Cambridgeshire County Council's construction specification.
- 33 Reason: In the interests of highway safety, in accordance with policies COM7 and COM8 of the East Cambridgeshire Local Plan 2015 (as amended 2023).
- 34 The proposed vehicular access shall be constructed so that its falls and levels are such that no private water from the site drains across or onto the public highway. Please note that the use of permeable paving does not give the Highway Authority sufficient comfort that in future years water will not drain onto or across the adopted public highway and physical measures to prevent the same must be provided.
- 34 Reason: In the interests of highway safety, in accordance with policies COM7 and COM8 of the East Cambridgeshire Local Plan 2015 (as amended 2023).
- 35 The proposed vehicular access shall be constructed using a bound material, for the first 5 metres from the boundary of the public highway into the site, to prevent debris spreading onto the public highway.
- 35 Reason: In the interests of highway safety, in accordance with policies COM7 and COM8 of the East Cambridgeshire Local Plan 2015 (as amended 2023).
- 36 The development shall be carried out in strict accordance with the Tree Protection Plan reference ISL-epd-VES-XX-DR-L-0003.

- 36 Reason: To ensure that the trees on site are adequately protected, to safeguard the character and appearance of the area, in accordance with policies ENV1 and ENV2 of the East Cambridgeshire Local Plan 2015 (as amended 2023).
- 37 The submission of the 'Reserved Matters' Application referred to in condition 22 shall include details of biodiversity enhancements. The approved biodiversity enhancements shall be installed prior to the first occupation of the hereby approved development and thereafter maintained in perpetuity.
- 37 Reason: To protect and enhance species in accordance with policies ENV1, ENV2 and ENV7 of the East Cambridgeshire Local Plan 2015 (as amended 2023) and the Natural Environment SPD, 2020.



Elevation B
1 : 100



Coop Key Plan Copy 1
1 : 500

P4	Minor Amendment	23.04.26	WD	CS
P3	Site reconfigured	05.03.26	CS	WD
P2	Updated to suit glazing option 1	24.02.26	RK	WD
P1	Planning updates	01.12.25	RK	CS

Revision	Date	By	Chk
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All dimensions to be verified on site, and the Architect informed of any discrepancy. All drawings and specifications should be read in conjunction with the Health and Safety Plan; all conflicts should be reported to the appointed Principal Designer.

Co-op
11 Mill Street, Isleham
Cambridgeshire, CB7 5RY

Sheet Name: Proposed Elevation - BOH

Purpose of issue:Planning Status:

Date: 01.12.25 Checked by : CS

Drawn by: RK Scale @ A2 : As indicated

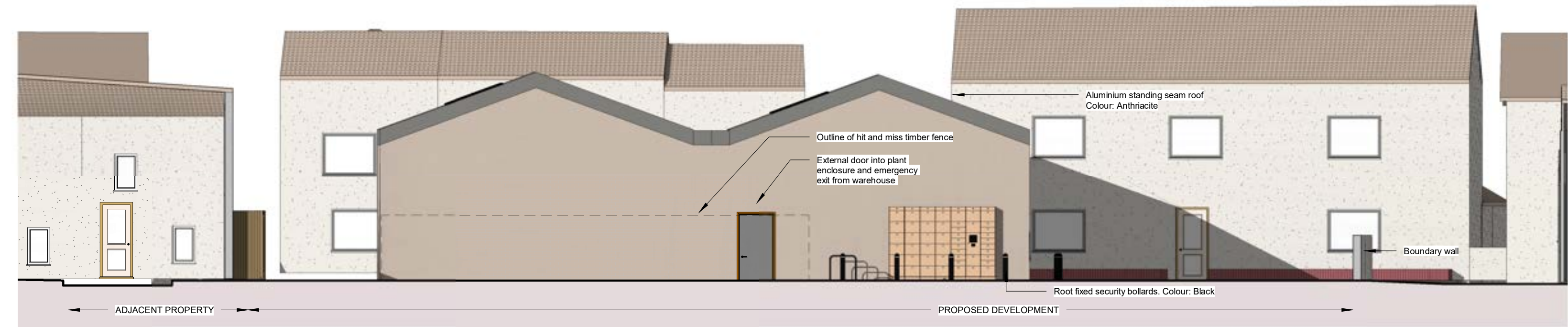
Project No: A1143 Revision: P4

Drawing No: A1143-BOW-A0-ZZ-DR-A-0106

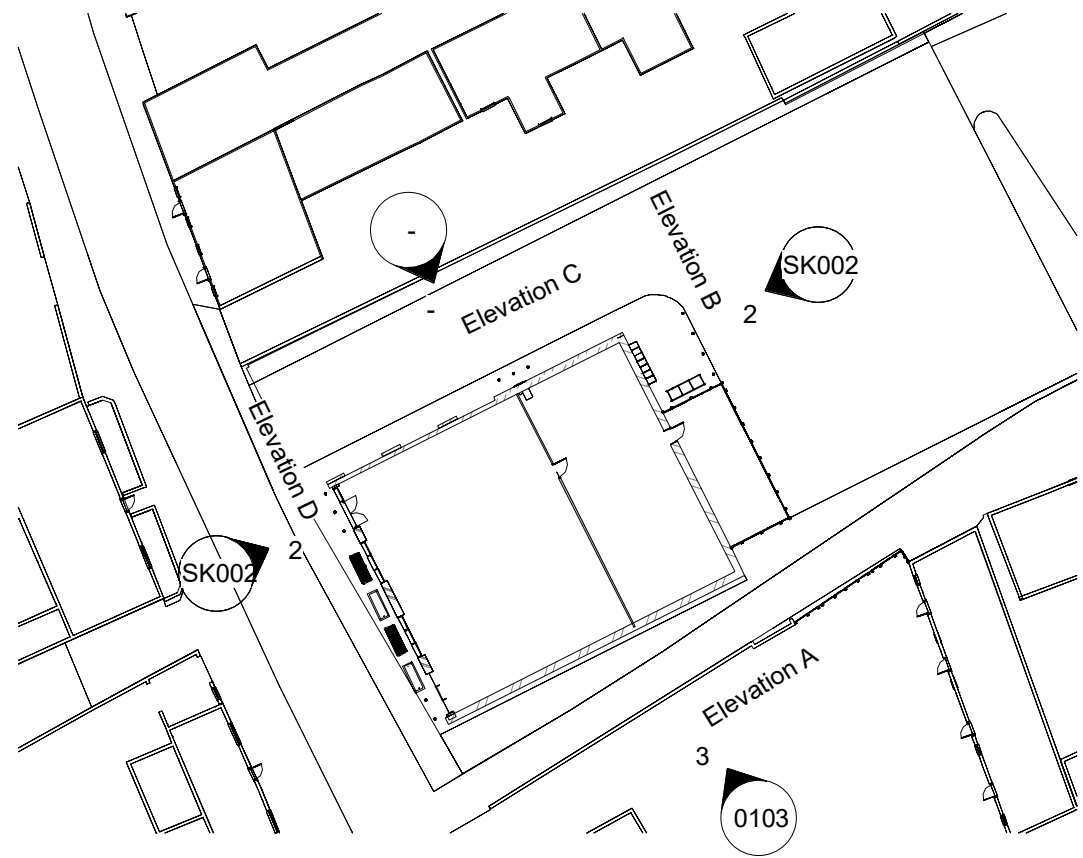




Elevation A
1 : 100



Elevation B
1 : 100



Elevation C
1 : 100



Elevation D
1 : 100

P8	Minor amendment	21.08.27	RK	CS
P7	Minor Amendment	23.04.26	WD	CS
P6	Updated following comments from Pegasus and ADL	02.04.26	EH	CS
P5	Site reconfigured	05.03.26	CS	WD
P4	Updated to suit glazing option 1	24.02.26	RK	WD
P3	Planning updates	01.12.25	RK	CS
P2	Annotation updates	20.10.25	Rk	CS
P1	Final coordination	15.10.25	RK	CS
	Revision	Date	By	Chk

All dimensions to be verified on site, and the Architect informed of any discrepancy. All drawings and specifications should be read in conjunction with the Health and Safety Plan; all conflicts should be reported to the appointed Principal Designer.

Co-op
11 Mill Street, Isleham
Cambridgeshire, CB7 5RY

Sheet Name: Proposed Elevations

Purpose of issue: Planning Status:

Date: 17/07/25 Checked by: CS

Drawn by: RK Scale @ A1: As indicated

Project No: A1143 Revision: P8

Drawing No : A1143-BOW-A0-ZZ-DR-A-0103



NOTE:
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Please note that all proposed areas are to be confirmed following detailed site set out



NOTE:
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Please note that all proposed areas are to be confirmed following detailed site set out

AREA TABLE

Sales Floor Area: 232m² / 2500 ft²

Warehouse Floor Area: 116m² / 1250ft²

Plant Area: 43m² / 463ft²

TOTAL 391m² / 4209 ft²

P6	Minor Amendment	23.04.26	WD	CS
P5	Site reconfigured	05.03.26	CS	WD
P4	Updated to suit glazing option 1	24.02.26	RK	WD
P3	Annotation updates	20.10.25	Rk	CS
P2	Final coordination	15.10.25	RK	CS
P1	First Issue for consultation	06.08.25		

	Revision	Date	By	Chk
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11 Mill Street, Isleham
Cambridgeshire, CB7 5RY

Sheet Name: Proposed Floor Plan

Purpose of issue:InformationStatus: S2

Date: 06.08.25Checked by: CS

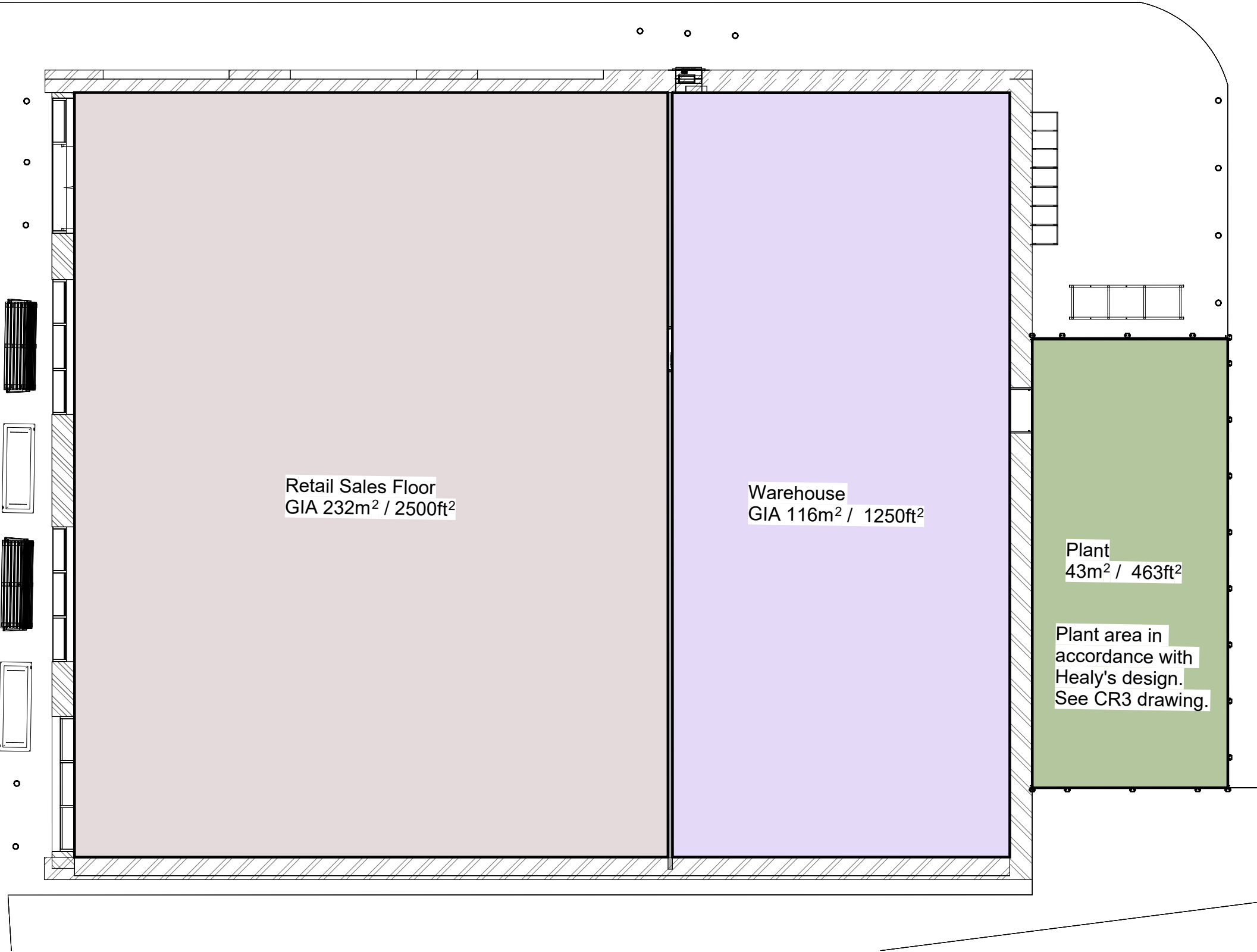
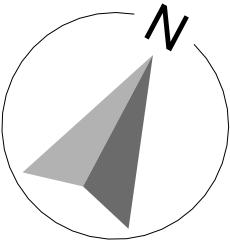
Drawn by:RKScale @ A3: 1 : 100

Project No: A1143Revision: P6

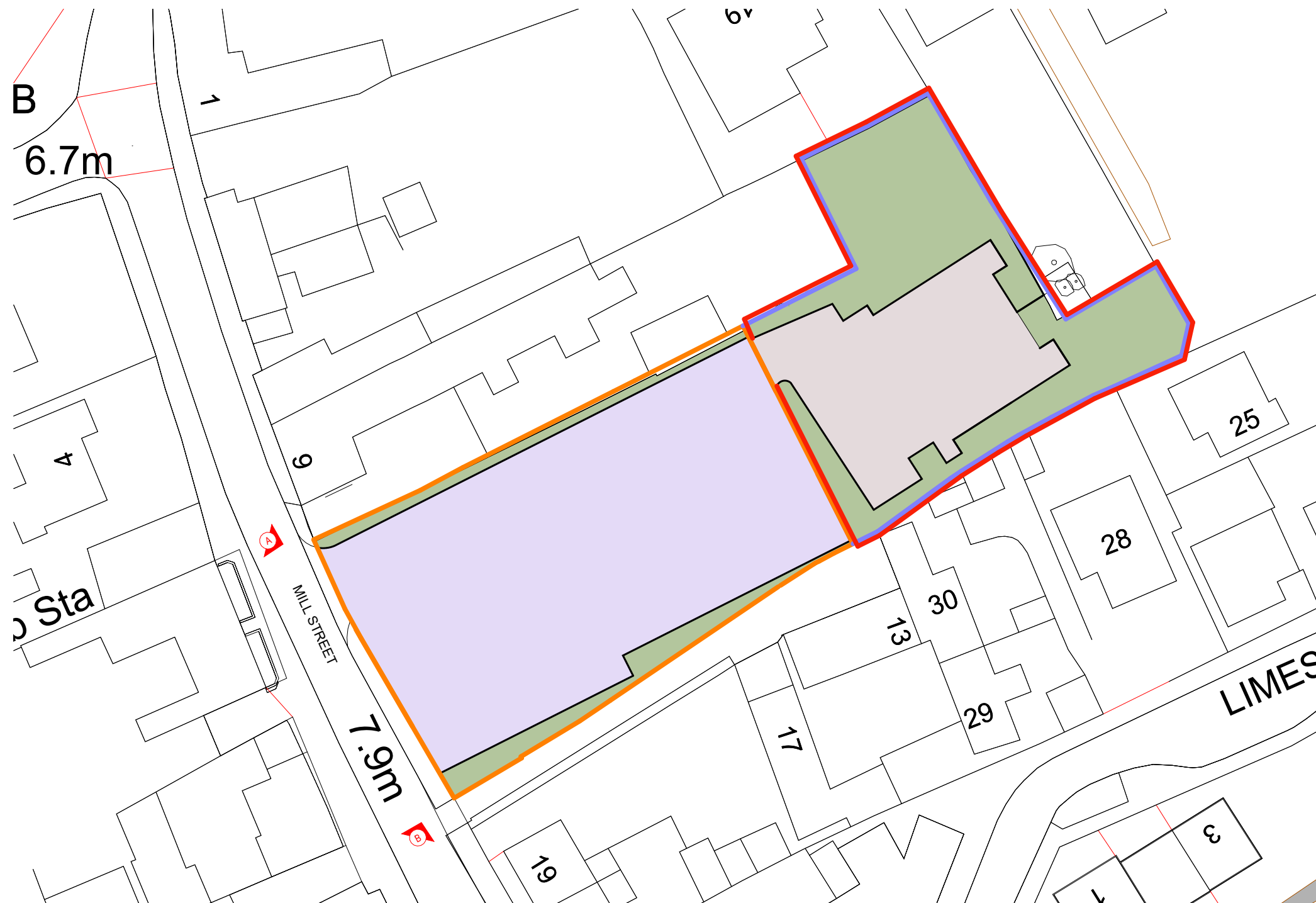
Drawing No:A1143-BOW-A0-ZZ-DR-A-0102



Proposed Floor Plan
1 : 100



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- Area designated to new retail development**
Site Area: 1262m² / 135841ft²
Sales floor space 224m² / 2411ft²
Warehouse floor space 127m² / 1367ft²
Use Class: E(a)
Parking: 11 standard, 1 parent & 1 accessible bays
Building Height: 6m Relative max height
- Area designated to new residential development**
Site Area: 439m² / 4727ft²
Max Building height: 1 storey, up to 5m above ground level
Use Class: C3
Number of units: 2
Parking: 4 standard bays
- Extent of soft landscaped area**
Site Area: 720m² / 7750ft²
- Developable Area (Full planning)**
Use Class: E(a)
Site Area: 1381m² / 15230ft²
- Developable Area (Outline)**
Use Class: C3
Site Area: 1012m² / 10893ft²
- Minimum height of boundary treatment to be 1.8m**

P7	Note added to key	22.07.26	WD	CS
P6	Updated following comments from Pegasus and ADL	02.04.26	EH	CS
P5	Site reconfigured	05.03.26	CS	WD
P4	Updated to suit glazing option 1	24.02.26	RK	WD
P3	Boundary line updated	24.10.25	RK	CS
P2	Annotation updates	20.10.25	RK	CS
P1	Final coordination	15.10.25	RK	CS

All dimensions to be verified on site, and the Architect informed of any discrepancy. All drawings and specifications should be read in conjunction with the Health and Safety Plan; all conflicts should be reported to the appointed Principal Designer.

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11 Mill Street, Isleham
Cambridgeshire, CB7 5RY

Sheet Name: Proposed Parameters Plan

Purpose of issue:PlanningStatus:

Date: 13.10.25Checked by: CS

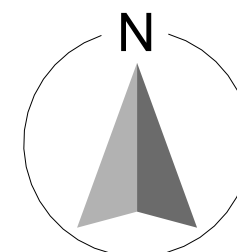
Drawn by:RKScale @ A3: 1 : 500

Project No: A1143Revision: P7

Drawing No:A1143-BOW-A0-ZZ-DR-A-0005

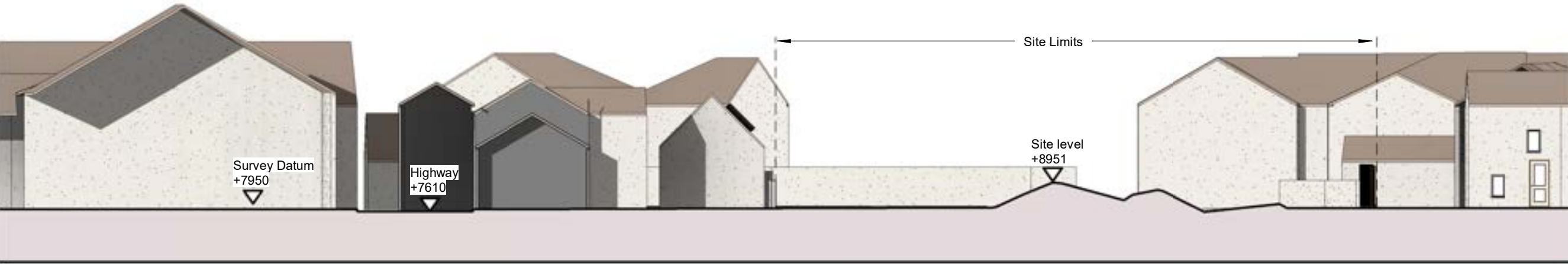


Proposed Parameters Plan
1 : 500





Existing Section A-A
1 : 200

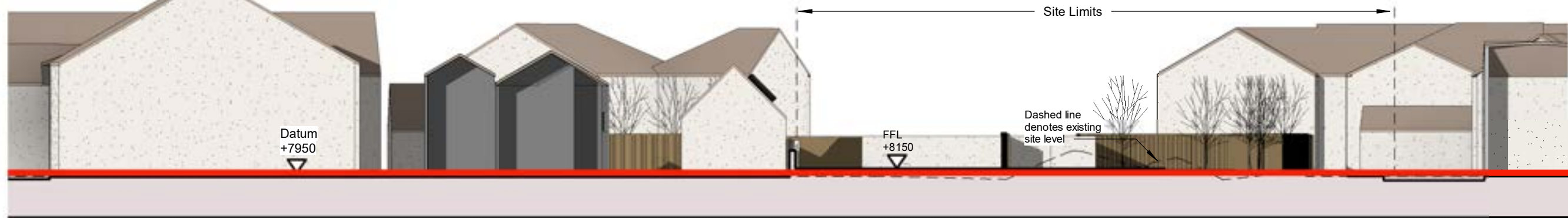


Existing Section B-B
1 : 200

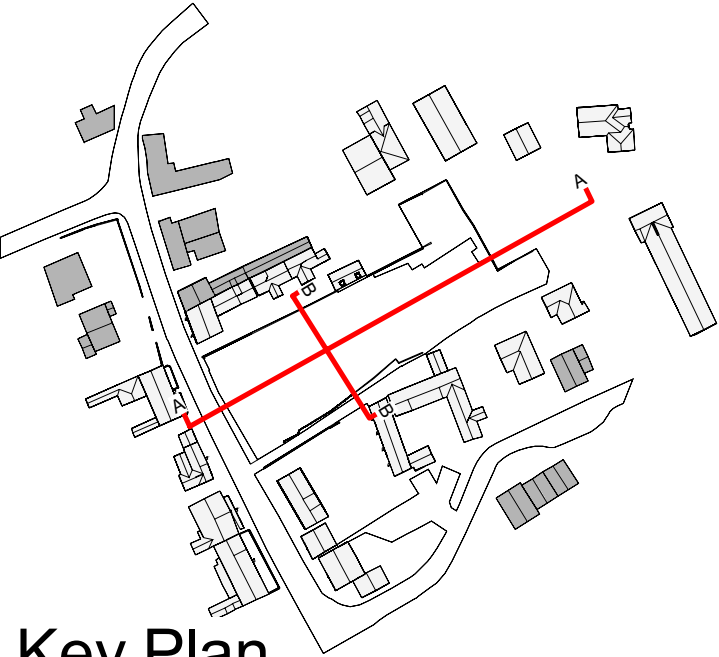
Red line denotes datum level across the site. Taken from station point GH2 as specified on the topographical survey produced by Greenhatch Group March 2025. Level +7950 represents a station point from which all proposed finished floor levels have been based upon subject to final technical design stage. Indicative finished floor levels are noted within the outline planning application area and are subject to final design by third parties



Proposed Section A-A
1 : 200



Proposed Section B-B
1 : 200



Key Plan
1 : 2000

NOTE:
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Please note that all proposed areas are to be confirmed following detailed site set out

P8	Minor amendment	21.08.27	RK	CS	Date: 17/07/25	Checked by : CS	Sheet Name: Exiting & Proposed Sections	Project No: A1143	Revision: P8
P7	Updated following comments from Pegasus and ADL	02.04.26	EH	CS	Drawn by: RK	Scale @ A2 : As indicated	Purpose of issue: Review & Comment	Status: S3	Drawing No: A1143-BOW-A0-ZZ-DR-A-0105
P6	Site reconfigured	05.03.26	CS	W D	All dimensions to be verified on site, and the Architect informed of any discrepancy. All drawings and specifications should be read in conjunction with the Health and Safety Plan; all conflicts should be reported to the appointed Principal Designer.				
P5	Updated to suit glazing option 1	24.02.26	RK	W D	Do not scale from this drawing. This drawing is the copyright of Bowman Riley Architects Limited. ©				
Revision		Date	By	Chk					

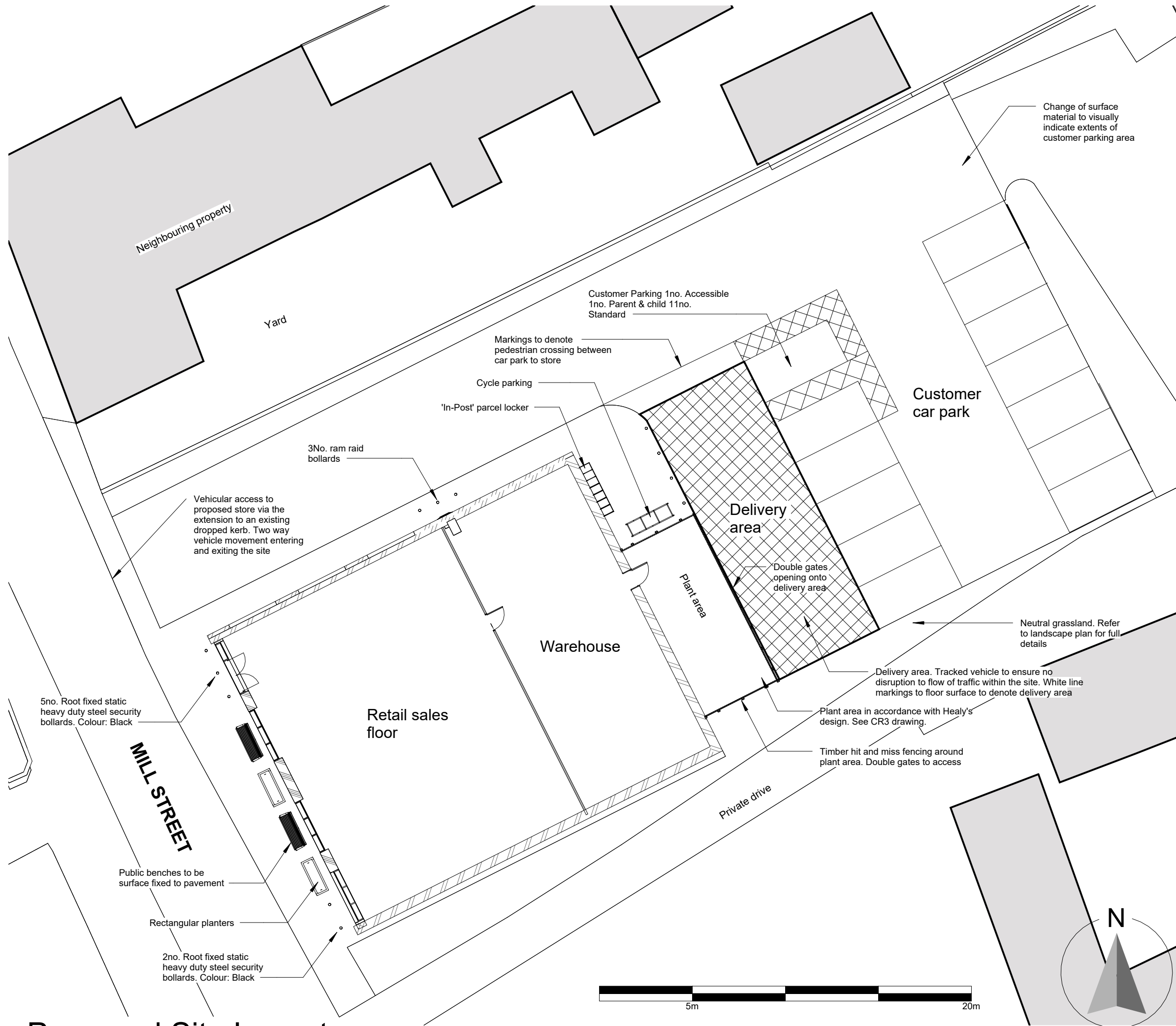
Co-op

11 Mill Street, Isleham

Cambridgeshire, CB7 5RY

BOWMAN RILEY

ARCHITECTS • BUILDING CONSULTANTS • INTERIORS



NOTE:
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Please note that all proposed areas are to be confirmed following detailed site set out

P9	Minor Amendment	23.04.26	WD	CS
P8	Updated following comments from Pegasus and ADL	02.04.26	EH	CS
P7	Site reconfigured	05.03.26	CS	WD
P6	Updated to suit glazing option 1	24.02.26	RK	WD
P5	Updated to suit highways comments	11.02.25	DDB	CS
P4	Datum level clarifications	18.12.25	RK	DH
P3	Annotation updates	20.10.25	Rk	CS
P2	Final coordination	15.10.25	RK	CS
P1	First Issue for consultation	06.08.25		
	Revision	Date	By	Chk

All dimensions to be verified on site, and the Architect informed of any discrepancy. All drawings and specifications should be read in conjunction with the Health and Safety Plan; all conflicts should be reported to the appointed Principal Designer.

Co-op
11 Mill Street, Isleham
Cambridgeshire, CB7 5RY

Sheet Name: Proposed Site Layout

Purpose of issue:Information Status: S2

Date: 06.08.25 Checked by: CS

Drawn by:RK Scale @ A3 : As indicated

Project No: A1143 Revision: P9

Drawing No:A1143-BOW-A0-ZZ-DR-A-0101



Proposed Site Layout

1 : 200

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