



East Cambridgeshire District Council

Meeting: Planning Committee

Time: 2:00 pm

Date: Wednesday 2 September 2026

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

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Committee membership

Quorum: 5 members

Conservative members

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

Conservative substitutes

Cllr Lee Denney
Cllr Keith Horgan
Cllr Lucius Vellacott

Liberal Democrat and Independent members

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

Liberal Democrat and Independent substitutes

Cllr Chika Akinwale
Cllr Kathrin Holtzmann
Cllr Mary Wade

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

10:25 am Planning Committee members meet at The Grange reception for site visit.

AGENDA

1. Apologies and substitutions

[oral]

- 2. Declarations of interests** **[oral]**
- To receive declarations of interests from Members for any items on the agenda in accordance with the Members Code of Conduct.
- 3. Chair's announcements** **[oral]**
- 4. Minutes** **Page 5**
- To confirm as a correct record, the minutes of the meetings held on 5 August 2026.
- 5. 25/00362/FUL – Old Salt Depot, 38 Brinkley Road, Dullingham** **Page 19**
- Location: Old Salt Depot, 38 Brinkley Road, Dullingham, Newmarket CB8 9UW
Applicant: Logan Homes Ltd
Public access link: <https://pa.eastcambs.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=T7QDGFGG0CT00>
Erection of 5 two-storey dwellings, associated outbuildings and highway access
- 6. 25/00535/FUM – Meadow View Industrial Estate, Reach Road, Burwell** **Page 51**
- Location: Meadow View Industrial Estate, Reach Road, Burwell CB25 0GH
Applicant: Mark Cross Limited
Public access link: <https://pa.eastcambs.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SWM94CGGJ7O00>
Regularisation of the development: Lorry storage park (B8), self-storage container park (B8), 15 industrial starter units (B2), including associated parking, drainage, hard landscaping, and a surface water attenuation pond.
- 7. 26/00520/FUL – 11 Mill Street, Isleham** **Page 79**
- Location: Site of former Pattersons Stores, 11 Mill Street, Isleham CB7 5RY
Applicant: Co-operative Group Food Limited
Public access link: <https://pa.eastcambs.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=TF0NFYGGGOC00>
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).
- 8. Planning performance report – July 2026** **Page 123**

Notes

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

The livestream of this meeting will be available [on the committee meeting's webpage](https://www.eastcambs.gov.uk/node/3508) (<https://www.eastcambs.gov.uk/node/3508>). Please be aware that all attendees, including those in the public gallery, will be visible on the livestream.

2. The Council has a scheme to allow [public speaking at Planning Committee](https://www.eastcambs.gov.uk/public-participation-meetings/speak-committee-meeting) (<https://www.eastcambs.gov.uk/public-participation-meetings/speak-committee-meeting>). If you wish to speak on an application being considered at the Planning Committee please contact the Democratic Services Officer for the Planning Committee democratic.services@eastcambs.gov.uk, to **register by 10am on Tuesday 1 September**. Alternatively, you may wish to send a statement to be read at the Planning Committee meeting if you are not able to attend in person. Please note that public speaking, including a statement being read on your behalf, is limited to 5 minutes in total for each of the following groups:
 - Objectors
 - Applicant/agent or supporters
 - Local Ward Councillor
 - Parish/Town Council
 - County Councillors
 - National/Statutory Bodies
3. The Council has adopted a ‘Purge on Plastics’ strategy and is working towards the removal of all consumer single-use plastics in our workplace. Therefore, we do not provide disposable cups in our building or at our meetings and would ask members of the public to bring their own drink to the meeting if required.
4. Fire instructions for meetings:
 - if the fire alarm sounds, please make your way out of the building by the nearest available exit, which is usually the back staircase or the fire escape in the Chamber and do not attempt to use the lifts
 - the fire assembly point is in the front staff car park by the exit barrier
 - the building has an auto-call system to the fire services so there is no need for anyone to call the fire services
 - the Committee Officer will sweep the area to ensure that everyone is out
5. Reports are attached for each agenda item unless marked “oral”.

6. If required, all items on the agenda can be provided in different formats (such as large type, Braille or audio tape, or translated into other languages), on request, by calling main reception on (01353) 665555 or e-mail: translate@eastcambs.gov.uk
7. If the Committee wishes to exclude the public and press from the meeting, a resolution in the following terms will need to be passed:

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



East Cambridgeshire District Council

Minutes of a Meeting of the Planning Committee

Held at The Grange, Nutholt Lane, Ely, CB7 4EE at 2:00pm on
Wednesday 5 August 2026

Present:

Cllr Christine Ambrose Smith
Cllr Christine Colbert
Cllr Lavinia Edwards
Cllr Mark Goldsack (Vice-Chair)
Cllr Martin Goodearl
Cllr Bill Hunt (Chair)
Cllr James Lay
Cllr Alan Sharp
Cllr Ross Trent
Cllr John Trapp
Cllr Christine Whelan

Officers:

Patrick Adams – Senior Democratic Services Officer
Philip Baum – Planning Officer
Kevin Breslin – Locum Planning Lawyer
Sophie Browne – Planning Team Leader
Rachel Gordon – Planning Team Leader
Shayleen Kirkland – Locum Planning Lawyer
David Morren – Strategic Planning and Development Management Manager
Juleen Roman – Planning Enforcement Team Leader

In attendance:

ECDC Comms
Justin Bainton – Applicant's Agent
Cllr David Brown – Local Member
Lynda Warth – British Horse Society

21. Apologies and substitutions

No apologies for absence were received. All members of the Committee were present.

22. Declarations of interest

Cllr Mark Goldsack and Cllr Christine Whelan both declared non-pecuniary interests in agenda item 5 as County Councillors who were not responsible for the governance of the applicant This Land, which was a residential property company owned by the County Council.

Cllr Martin Goodearl declared a non-pecuniary interest in agenda item 6, explaining that he had called this item in on behalf of Littleport Town Council but came to this matter with an open mind.

Cllr Christine Ambrose Smith declared an interest in agenda item 6, as she had publicly expressed her support for the application. She explained that she would speak as a local member on the agenda item and then leave the Chamber.

23. Chair's announcements

The Chair introduced those present.

24. Minutes

The minutes of the meeting held on 3 June 2026 were agreed as a correct record, subject to

- the amendment of Whelen to Whelan; and
- the correction of minute 11 to reflect that it was hours a day that was discussed not hours a week.

The minutes of the meeting held on 10 June 2026 were agreed as a correct record.

25. 25/01073/FUM – Millstone Park, Newmarket Road, Burwell

Sophie Browne, Planning Team Leader, presented a report (AB52, previously circulated) on an application for a residential development of land at Millstone Park, Newmarket Road, Burwell to provide 60 dwellings with associated landscaping, access, drainage and related infrastructure.

Lynda Warth of the British Horse Society made the following statement.

"I am speaking on behalf of the British Horse Society in support of our objection to this application.

"This objection has been submitted at a late stage because, despite the site's immediate proximity to a large livery yard and the surrounding Public Rights of Way network, the BHS was not notified of the application and only became aware of it shortly before this meeting.

“Our objection is not to the development itself. It is to the missed opportunity to deliver the Burwell–Exning route as a safe and inclusive connection to the Public Rights of Way network for all lawful users.

“This development provides Active Travel infrastructure only for pedestrians and cyclists, but the Public Rights of Way network is different. It is the legally protected network of footpaths, bridleways, restricted byways and byways that provides access to the countryside for all lawful users, including equestrians. The Burwell–Exning route will be the strategic link between those two networks. Yet the Transport Assessment contains no assessment of equestrian movements, the nearby bridleway and byway network, or the impact that additional traffic from this development will have on horse riders.

“Immediately behind this site is a large livery yard with over 40 horses, with other yards in Burwell and Exning. This is therefore not a theoretical issue; it affects existing highway users every day.

“National planning policy is clear. Paragraphs 96, 110 and 116 of the National Planning Policy Framework require planning decisions to promote healthy and inclusive places, provide safe access for all users, and identify and pursue opportunities to promote walking, cycling and horse riding, while protecting, enhancing and improving Public Rights of Way.

“Having reviewed the planning history across this allocation, I have been unable to identify any meaningful assessment of the Public Rights of Way network or the opportunities that national policy expects planning decisions to pursue.

“Current national guidance reinforces that expectation. Active Travel England's Rural Design Guide states that ‘people riding horses should not be purposefully excluded from rural active travel routes through inattentive design.’ Evidence from Burwell Parish Council minutes shows that this route was intended to include a bridleway until around 2022, before that provision disappeared from the current design. Although subsequent development may have altered the alignment, current national policy places even greater emphasis on improving access to Public Rights of Way. The Exning Section 106 already recognises the need for equestrian access, so it is reasonable to ask why the Burwell section should now be delivered to a different standard when both form a single strategic route. Although the detailed design sits with the Highway Authority, national planning policy still requires planning decisions to identify and pursue opportunities to improve the Public Rights of Way network.

“This application presents one of those opportunities and these opportunities do not come along very often. There is also an important highway safety question. Rule 63 of the Highway Code states cyclists should not pass horses on their left. Yet the proposed design places a two-way cycle track alongside horses who remain on the carriageway. Has the Highway Authority assessed how that interaction is intended to operate in practice, and has it been considered through a Road Safety Audit?

"This is not infrastructure for one user group. The equestrian industry contributes over £100 million per annum to Cambridgeshire's economy and supports rural businesses, employment and tourism. Safe access to the Public Rights of Way network is part of the transport infrastructure that supports the equestrian industry.

"I recognise that this Committee is not determining the detailed design of the route, and I am not asking you to refuse this application on that basis alone. However, if you are minded to approve the application, I respectfully ask that you request Cambridgeshire County Council to:

- review the Burwell–Exning route before construction,
- explain why the original bridleway provision was removed, and
- confirm that the final design has been assessed against current planning policy, modern highway safety guidance and the needs of all lawful users.

"If it is lawful to secure an enhanced multi-user route through a planning obligation or condition, or by working with Cambridgeshire County Council as neighbouring landowner and partner in This Land, the BHS would strongly support that approach.

"Councillors, this application will be decided today, but the Burwell–Exning route will serve the community for generations. I simply ask one question: Has the current design been reviewed against?

- today's planning policy,
- today's highway safety guidance and
- the original objective of providing safe connectivity for all lawful users?

If it has, the community can have confidence in the scheme. If it has not, this is the opportunity to put it right."

Councillors were invited to ask questions to Lynda Warth.

In reply to Cllr Mark Goldsack, Lynda Warth explained that horses should never be overtaken on the nearside, as this could startle them out into traffic. For this reason, cycle lanes should not be located between a horse track and the road.

In reply to Cllr John Trapp, Lynda Warth asserted that a safe route for horses should be provided between Burwell and Exning. Those who will live in the new development will increase the amount of traffic and would benefit from this.

In reply to Cllr Christine Colbert, Lynda Warth explained that a route for horses had been funded by previous planning applications but not had been delivered. The route would not go through the development area for this planning application.

In reply to Cllr James Lay, Lynda Warth suggested that the byway would link to other paths in Burwell and Exning.

In reply to Cllr Alan Sharp, Lynda Warth explained that a route for horses had been promised, but was then dropped from the plans around 2022.

Cllr Mark Goldsack questioned whether the Council could determine this matter. David Morren, the Development Manager Strategic Planning and Development Management Manager, explained that funding had been provided in a Section 106 agreement in 2022 for a footpath, but not for a bridleway. This matter could now only be determined by the County Council.

Justin Bainton made the following statement on behalf of the applicant.

"This application seeks consent for 60 new homes at Phase 6 of Millstone Park, Burwell, representing the final residential parcel within the wider BUR1 allocation.

"The wider allocation, including access arrangements, transport improvements, open space provision, drainage infrastructure and off-site highway mitigation, was established through the outline planning permission granted under reference 15/01175/OUM granted in 2019 and subsequent six reserved matters approvals. This final phase sits within that approved and substantially implemented framework and utilises infrastructure that has already been delivered.

"The proposal before you delivers a high-quality residential scheme which accords with the Local Plan and makes an important contribution to housing delivery. It will provide 60 homes, including 24 affordable homes, representing 40% affordable housing, fully in accordance with Policy HOU3.

"The scheme also delivers public open space, extensive landscaping, biodiversity enhancements and sustainable drainage features, alongside a strong sustainability package that includes air source heat pumps, water efficiency measures.

"The application has been comprehensively assessed by technical consultees. The Local Highway Authority, County Transport Team, Lead Local Flood Authority, Natural England and the Council's Ecologist all raise no objection. The officer report concludes that the proposal accords with the Development Plan and recommends approval.

"It is also worth highlighting the wider benefits associated with Millstone Park. The development will provide a significant amount of open space and green infrastructure, exceeding policy requirements and creating an extensive network of spaces that support recreation, biodiversity and wellbeing for both existing and future residents.

"Turning briefly to the British Horse Society representation, the matters raised relate to the Burwell to Exning route secured through the outline planning permission and Section 106 Agreement, rather than the application before you today.

"The required contribution towards that route was paid in 2023 and forms part of a shared funding arrangement linked to development in both Burwell and Exning. Delivery of the scheme is being progressed by Suffolk County Council,

and the applicant has no involvement in its detailed design or implementation. This Phase 6 application neither affects nor controls those arrangements. Importantly, neither the Local Highway Authority nor the County Transport Team has raised any objection in relation to equestrian access. Nor is there any evidence before Members that the proposal would adversely affect an existing bridleway, byway or equestrian route.

“Accordingly, while we recognise the aspirations being promoted by the British Horse Society, those matters do not affect the planning merits of Phase 6 and do not provide a basis to delay or amend the application before you today.

“Members are being asked to determine a well-designed final phase of an established allocation, delivering much-needed housing, including a significant proportion of affordable homes, within a development framework that has already been approved and substantially implemented.

“For those reasons, and in accordance with your officers' recommendation, we respectfully ask Members to support the application and grant planning permission.”

Councillors were invited to ask questions to Justin Bainton.

Cllr Mark Goldsack expressed concern that the application sought to add 60 more homes to the overall development. This will also add approximately 120 cars to the Isaacson Road/Newmarket Road junction. Justin Bainton explained that the overall housing density of 23 homes per hectare was within the parameters of the application and the Highways Authority had raised no objection to this planning application.

In reply to Cllr Bill Hunt, Justin Bainton stated that the application proposed a variety of parking, including garages, shared parking and tandem parking, which was normal in comparison to other applications.

In reply to Cllr James Lay, Justin Bainton stated that the statutory consultees considered the Isaacson Road and Newmarket Road junction to be acceptable, without a roundabout. The additional traffic was low in comparison with the rest of the scheme.

In reply to Cllr Martin Goodearl, Justin Bainton explained that the two previous phases of the overall development referred to by Cllr Goodearl were the responsibility of a different applicant and so he was not able to comment on it.

In reply to Cllr Alan Sharp, Justin Bainton explained that with regards to open space, the application was over-delivering at site BUR1. The scheme had been favourably assessed in terms of water provision, drainage and sewage. It would deliver more affordable homes to Burwell.

In reply to Cllr John Trapp, Justin Bainton explained that he was not able to provide the exact location of all the 24 proposed affordable housing units in the proposed development.

In reply to Cllr Christine Whelan, Justin Bainton explained that the site was in walking distance to a playground to the northeast but he could not remember the exact equipment on this playground. The site would be in walking distance to other open spaces and recreation areas. More details were in the design access statement.

Cllr David Brown made the following statement as Local Member.

"I am here to support Burwell Parish Council in objecting to application 25/01073/FUM. When I refer to items in the officer report I am using the paragraph numbers in the report.

"Members will be aware that the 'so called' Millstone Park development already has planning approval for around 350 dwellings from earlier applications. That figure of 350 has not come about by accident. The 350 figure was a result of comprehensive consultation with residents of Burwell, including household surveys and 9 public meetings.

"The application before you is an attempt to increase that 350 figure, that was agreed by the village, by a further 60. I leave it to you to decide whether the description as 'phase 6' is accurate.

"Paragraph 3 in the report states that the 'majority' of this application site lies within BUR1 housing application. So not only does this seek to increase the numbers, it also seeks to extend the allocated site. Contrary to policy in my view.

"Paragraph 23 states there have been no concerns about density and layout in earlier applications. I am not sure that I agree. Members may recall deferring one reserved matters application to address such concerns.

"Turning to paragraph 76 and highways. Members may recall that Burwell was adamant that we needed a roundabout at the junction with Newmarket Road to address road safety. Highways said, at the time, it was not necessary for 350 dwellings. I disagreed then, and I disagree even more when vehicle movements associated with a further 60 dwellings are added.

"Finally, if members are minded to approve this application, can I please ask for a much stronger Construction Environmental Management plan in condition 4? With the number of complaints that officers in Planning Enforcement and Environmental Health have had to deal with due to dust from the existing development it is clear to me that the existing CEMP is inadequate."

Members of the Committee were invited to ask questions to Cllr David Brown.

In reply to Cllr Christine Whelan, Cllr David Brown confirmed that there had been complaints about the amount of dust generated by development in Burwell.

In reply to Cllr James Lay, Cllr David Brown stated that in his view Burwell Parish Council would still oppose the development if a higher proportion of affordable homes were delivered.

In reply to Cllr Alan Sharp, Cllr David Brown stated that the additional shops predicated by the developer had not been forthcoming and in his view never would be.

In reply to Cllr John Trapp, Cllr David Brown noted that in the past the Council had rejected applications for additional houses, in excess of the original development.

Cllr Bill Hunt suggested that more children play areas and less tandem parking could have been included in the plans, in place of the proposed additional 60 homes.

Officers were invited to make comments.

The Development Manager Strategic Planning and Development Management Manager explained that all the previous reserved matters relating to the wider development had been approved by the Planning Committee. The housing density had been agreed. The Committee were only being asked to consider whether to approve 60 additional homes for the site.

The Planning Team Leader reported that the County Council had assessed the impact of additional traffic on the Isaacson Road and Newmarket Road junction and determined that the current road layout was acceptable. She understood Members concerns regarding tandem parking but it was not contrary to the policies that the Council had to abide by. Play equipment was provided on site, it was located on the edge of green separation. Additional play provision would be provided in other phases to the north and west of the site. In terms of housing density and garden size, the application was within the parameters set by the design guide. The Committee was being asked to consider this specific application and was unable to determine aspects of the wider development, which had already been agreed.

Members of the Committee were invited to ask questions to officers.

In reply to Cllr Martin Goodearl, the Strategic Planning and Development Management Manager explained that the provision of play areas had already been agreed in the previous reserved matters applications.

In reply to Cllr Christine Whelan, the Strategic Planning and Development Management Manager explained that the condition regarding dust mitigation will be carefully monitored. He added that dust from building works was a particular problem at the moment, due to the dry weather.

In reply to Cllr Alan Sharp, the Strategic Planning and Development Management Manager explained that the master plan showed where housing was expected and the layout had been agreed years ago. The impact of the

extra housing had been assessed by the statutory consultees who had not objected to the application.

In reply to Cllr James Lay, the Strategic Planning and Development Management Manager explained that the number of affordable homes promised in the application met the number required in the Council's policies.

In reply to Cllr Lavinia Edwards, the Planning Team Leader explained that a site notice for the application was displayed on Newmarket Road on 23 October 2025. It was advertised in the Cambridge News on 30 October, and 19 neighbouring properties were contacted directly. This was in accordance with legislation. There had been some additional correspondence regarding the ecological impact of the application.

In reply to Cllr John Trapp, the Planning Team Leader explained that the diagram on page 77 of the agenda was accurate, whilst the maps on pages 51 and 52 were not. The Strategic Planning and Development Management Manager explained that the play areas outside the site were not part of the application and so were not included in the report. Justin Bainton explained that one road would not be adopted and bin lorries would be unable to go the entire length of this road. In reply to Cllr Christine Colbert, the Strategic Planning Development Management Manager explained that there would be public access to the private road.

In reply to Cllr Mark Goldsack, the Strategic Planning and Development Management Manager explained that the Council would review the Section 106 agreement for the earlier outline permission to ensure that the terms were applied with. The Council could not amend the terms of the agreement.

The Committee moved into debate.

Cllr Mark Goldsack sympathised with Burwell Parish Council due to the impact of the extra homes and the lack of consultation. However, the report showed no objections from the statutory consultees and he could see no legitimate planning reasons for refusing the application. He reluctantly expressed his support for the application.

Cllr James Lay expressed concern regarding any application that asked for planning permission for additional homes in excess of what had already been agreed. He hoped that steps could be taken to avoid this happening in the future. However, he reluctantly accepted that the Committee should approve this application.

Cllr Martin Goodearl expressed concerns regarding the lack of parking for users of the sports field and the increase in the density of housing. However, he could not see any planning reasons to refuse the application and so would be voting to approve the application. The Strategic Planning and Development Management Manager explained that the masterplan showed that parking for the sports field was to the south and was never proposed to be on this application site.

Cllr Alan Sharp expressed concerns regarding the safety of the Isaacson Road and Newmarket Road junction. He accepted that the Committee could not alter the previous Section 106 Agreement. He reluctantly supported the application in relation to the whole site but objected to the piecemeal nature of an additional application.

Cllr John Trapp stated that in the past, the Committee had refused to approve applications for additional homes, in excess of the original application. If the application was purely for social housing then he would vote in favour of it. Cllr Lavinia Edwards agreed and stated that 350 homes had been included in the Burwell masterplan. She shared the Parish Council's concerns regarding overdevelopment of the site and the impact of additional traffic. Cllr John Trapp stated that the under policy BR1, 350 dwellings had been agreed for the site, as a result of consultation process with the residents of Burwell. The additional homes in the application would mean additional traffic, that would be harmful for the area.

Cllr John Trapp proposed and Cllr Lavinia Edwards seconded that the Committee refuse the application. A vote was taken and with 3 votes in favour, six votes against and two abstentions the Committee **rejected** the recommendation to refuse the application.

Cllr Mark Goldsack proposed and Cllr Christine Ambrose Smith seconded that the Committee approve the application. A vote was taken and with 8 votes in favour, 3 votes against and no abstentions the Committee **agreed**

to resolve

to **approve** the application, subject to the conditions set out in Appendix A and grant delegated authority to the Strategic Planning Policy and Development Management Manager to finalise the terms and completion of the s106 legal agreement securing affordable housing, biodiversity net gain, public open space provision and maintenance, sustainable drainage delivery and maintenance, waste and recycling, and monitoring and legal costs.

26. 26/00636/FUL – Wisbech Road, Littleport

Cllr Bill Hunt left the meeting. Cllr Mark Goldsack assumed the Chair.

Philip Baum, Planning Officer, presented this report (AB53, previously circulated), on a retrospective application for siting an InPost parcel locker.

Cllr Christine Ambrose Smith made a statement as Local Member. She stated that she was both a district councillor for Littleport and a member of Littleport

Town Council. She did not sit on the Planning Sub Committee for Littleport Town Council. She had stated that although the parcel box did not greatly improve the street scene, on balance it was an asset for the number of people who use this to deal with their parcels and the shop provided an excellent and valuable service to the local community. Littleport Town Council Planning Committee had a contrary view, which she understood and accepted. It would have been better to have applied for planning permission before the installation of the boxes. She recognised the Town Council's concerns regarding lighting but believed that those can be overcome.

Cllr Ambrose Smith left the meeting. She did not participate in the debate and did not vote.

Cllr Martin Goodearl also made a statement as Local Member. He explained that he had called this application in after the Town Council had spoken to him. The biggest concern of the Town Council's Planning Sub Committee was safety at night and the possibility of somebody hiding behind the lockers and attacking a member of the public. He had spoken to officers and considered that a condition regarding the provision of lighting could address this concern.

Members had no questions for officers.

The Committee moved into debate.

Cllr Mark Goldsack expressed his general opposition to retrospective planning applications. However, he recognised that parcel lockers provided a valuable service to residents, and he declared his support for the application.

Cllr James Lay stated that having visited the site he did not consider that the application had enough of an impact on the street view to warrant refusal. He supported the application.

Cllr Martin Goodearl stated that he could support the application providing that a condition was added with regarding to improving the lighting by the unit. He explained that there were other parcel lockers in Littleport.

David Morren, the Strategic Planning and Development Management Manager, explained that whilst parcel lockers required planning permission there were many in the district that did not have this. He suggested that a new Local Plan policy should be agreed in the future.

Cllr Mark Goldsack recommended that a condition be added to the application that a rear automatic light be fitted to the locker. The Strategic Planning Development Management Manager suggested that condition 3 could be amended to ensure appropriate lighting.

Cllr Alan Sharp agreed that planning regulations should be updated to reflect the new technology. He supported the application with additional lighting.

Cllr Mark Goldsack proposed and Cllr Christine Colbert seconded that the application be agreed, as recommended by the officer, with an amendment to condition 3 to provide additional lighting. A vote was taken and the Committee unanimously

resolved:

to **approve** the application, subject to the conditions set out in Appendix 2 and grant delegated authority to Strategic Planning and Development Management Manager for amendment of condition 3, to require appropriate lighting to protect the safety of users.

27. Planning Performance Report – May 2026

David Morren, Strategic Planning and Development Management Manager, presented a report summarising the performance of the Planning Department in May 2026. He explained that there had been temporary dip in the number of applications validated within 5 working days to 52%. This was due to a backlog that had been cleared and performance had improved to 96% the following month.

The Committee agreed

to resolve to **note** the report.

28. Planning Performance Report – June 2026

David Morren, Strategic Planning and Development Management Manager, presented a report summarising the performance of the Planning Department in June 2026.

The Committee agreed

to resolve to **note** the report.

29. Exclusion of the Press and Public

The Chair proposed that the meeting should go into private session. It was resolved unanimously:

that the press and public be excluded during the consideration of the remaining item because it is likely, in view of the nature of the business to be transacted or the nature of the proceedings, that if members of the public were present during the items there would be disclosure to them of exempt

information of Categories 1, 2 and 7 of Part 1 Schedule 12A to the Local Government Act 1972 (as amended).

30. Quarterly performance in resolving planning enforcement cases

The Committee considered a report (AB56, previously circulated) which considered the Quarterly Performance in Resolving Planning Enforcement Cases. The Strategic Planning and Development Management Manager requested that if Members had any concerns regarding a specific site they arrange a meeting with officers to discuss this. Cllr Mark Goldsack asked about enforcement notice effective dates and compliance periods and the Strategic Planning and Development Management Manager explained that when a notice was served it was not effective until at least 28 days from the date of service, to give the recipient time to appeal. The compliance period then starts from either the effective date of the notice if no appeal was submitted or the date of any appeal decision.

Members thanked officers for their work.

It was resolved that:

the Quarterly Performance in Resolving Planning Enforcement Cases be noted.

The meeting concluded at 4:39 pm.

Chair.....

Date.....

25/00362/FUL

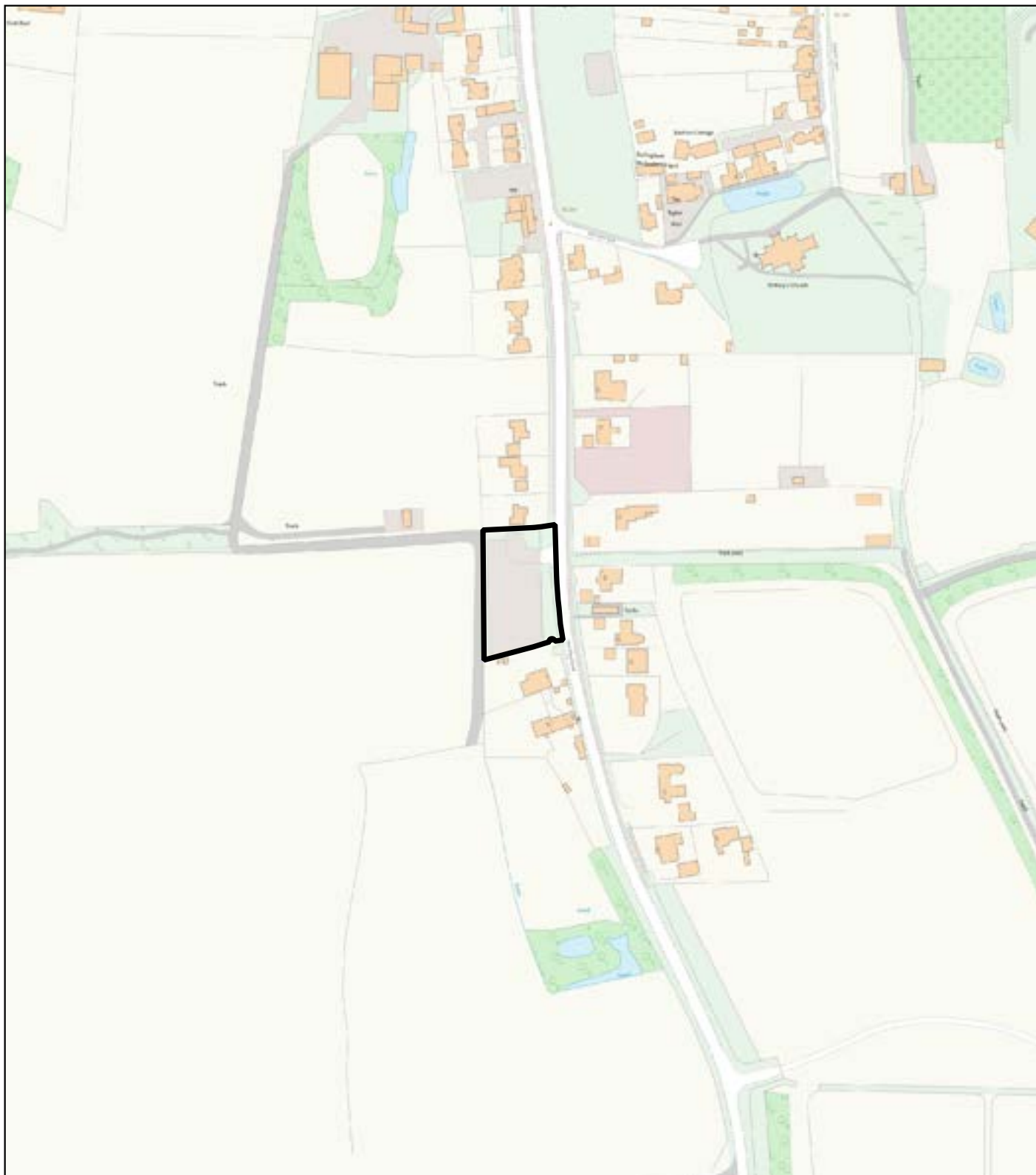
Old Salt Depot
38 Brinkley Road
Dullingham
Newmarket
CB8 9UW

Erection of 5 two-storey dwellings, associated outbuildings and highway access.

To view all of the public access documents relating to this application please use the following web address or scan the QR code:

[https://pa.eastcambs.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal = T7QDGFGG0CT00](https://pa.eastcambs.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=T7QDGFGG0CT00)





25/00362/FUL

Old Salt Depot
38 Brinkley Road
Dullingham
Newmarket
Suffolk
CB8 9UW

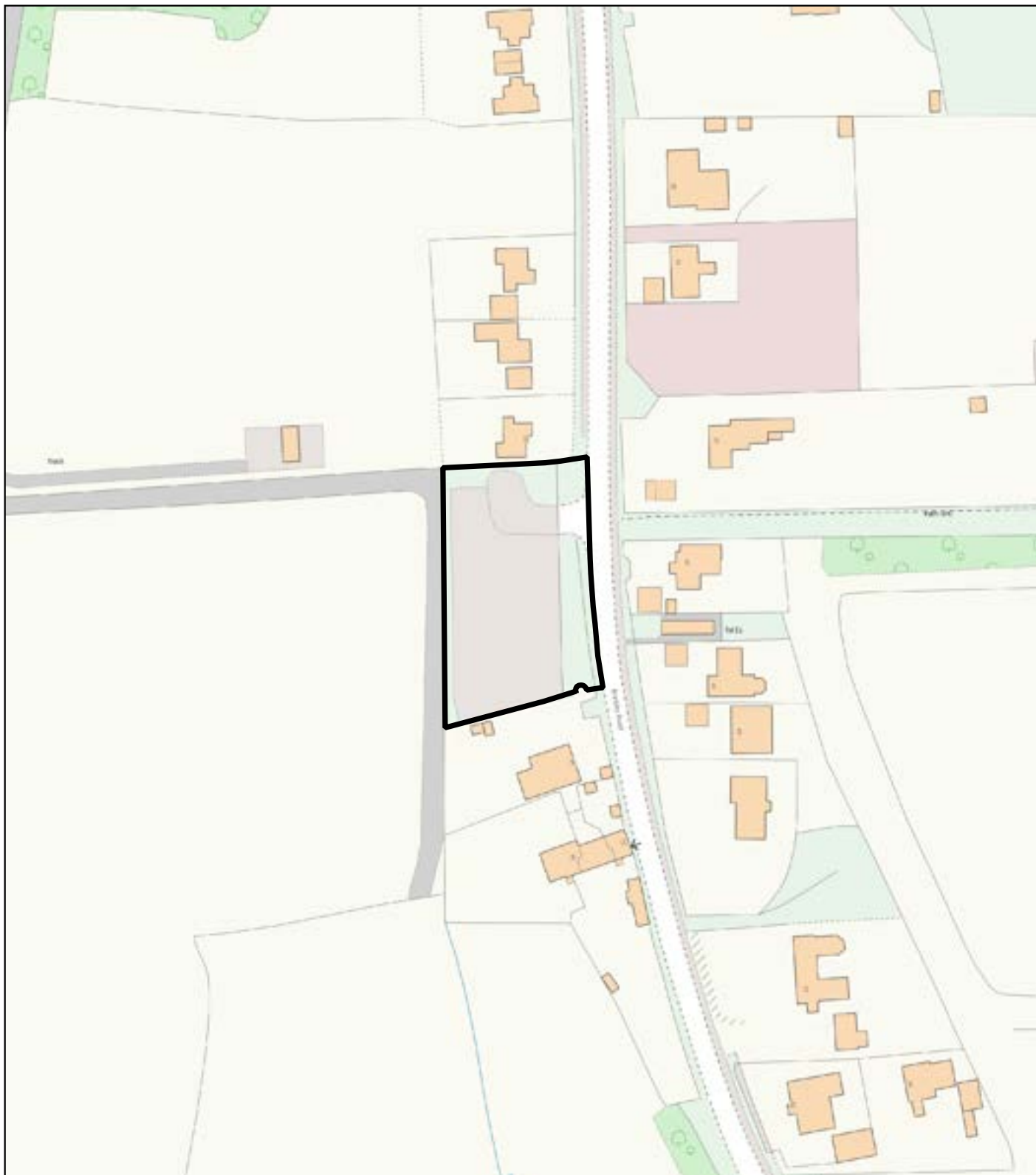


East Cambridgeshire
District Council

Date: 20 Aug 2026
Scale: 1:3,000



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25/00362/FUL

Old Salt Depot
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AGENDA ITEM 5

TITLE: 25/00362/FUL

Committee: Planning Committee

Date: 4 August 2026

Author: Major Planning Officer

Report number: AB57

Contact officer: Gavin Taylor, Major Projects Officer
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Site Address: Old Salt Depot 38 Brinkley Road Dullingham Newmarket Suffolk CB8 9UW

Proposal: Erection of 5 no. two-storey dwellings, associated outbuildings and highway access

Applicant: Logan Homes Ltd

Parish: Dullingham

Ward: Wooditton

Ward Councillor/s: Cllr Alan Sharp & Cllr James Lay

Date Received: 15 January 2026

Expiry Date: 12.03.2026

Extension of Time Expiry Date: 07.09.2026

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, in accordance with the Council's constitution as the development is a departure from the development plan.

Summary of Application

3. The application seeks planning permission for the erection of five 2-storey dwellings with associated access. Two accesses are proposed; one to serve Plots 1 and 2 to the south and the other to serve Plots 3, 4 and 5 in the northern half of the development site.
4. Plot 1 is a 4-bed detached dwelling finished externally with render and slate roof tiles with a ridge height of approximately 7m (23ft). The dwelling is double fronted in Georgian style with sash windows, soffit moldings and chimney. It is served by a detached double garage / cycle store set to the rear side of the dwelling.
5. Plot 2 is a 4-bed detached dwelling with varying eaves heights, finished in clay plain tiles and red facing brickwork with a ridge height of approximately 8.4m (27.5ft). Additional features include a chimney, bay window and open-stud porch and open fronted cart lodge set to the front.
6. Plots 3 & 4 comprise a pair of 3-bedroom, semi-detached dwellings. These are traditional in design with natural slate roof tiles and red brick, with a central chimney and detailing with a ridge height of approximately 7.7m (25.3ft). Both dwellings incorporate an attached open-fronted cart lodge to the side and rear with secure cycle/ garden/ store.
7. Plot 5 is a detached 4-bedroom dwelling with a narrow central gable, leaded porch, chimney stack and double-pile rear wings. It is finished with clay pan tiles and red facing brickwork with a ridge height of approximately 7.9m (26ft). As with Plot 2, it is served by a cart lodge set to the front, with cycle storage to the rear.
8. The application follows previously approved schemes at this site 22/000570/FUL, 19/01128/OUT and 21/01392/RMA (see planning history below). It is understood that the latter development has been implemented by way of site demolition, and construction of foundations.

Planning History

9. **22/00570/FUL**
Proposed erection of 4No. new dwellings with associated highway access.
Approved 20.10.2022
10. **21/01392/RMA**
Reserved matters for appearance, landscaping, layout and scale of previously approved 19/01128/OUT. Approved 23.02.2022
11. **19/01128/OUT**

Outline planning permission with all matters reserved except for access for the erection of up to four dwellings (use class C3) and associated works, including access, car and cycle parking and landscaping following the demolition of the existing building on site. Approved 02.10.2019

The Site and its Environment

12. The application site comprises approximately 0.26Ha (0.64 Acres) of previously developed land situated immediately adjacent but outside of the defined development envelope for Dullingham. The site sits directly adjacent to the designated Conservation Area and is partially located immediately adjacent to the Grade II Dullingham House Historic Park and Garden. To the north of the site are recently completed residential dwellings and to the south and east of the site are existing residential properties. The highway runs to the east with a mature hedgerow running along the eastern boundary. Open agricultural fields extend beyond the western boundary. A Grade II listed building, now comprising three dwellinghouses (52, 54, and 56 Brinkley Road) lie approximately 35m (115ft) south of the application site.
13. The site comprises extensive areas of hard surfacing and remnants from previous use, as well as some new strip foundations, indicating a recent commencement of extant planning permission for residential development of the site.

Response from Consultees

14. **Parish Council**
No Comments Received
15. **Ward Councillors**
No Comments Received
16. **ECDC Environmental Health - 26 January 2026**
Recommends that construction times and deliveries during the construction phase are restricted. Condition securing details of Pile foundation methods (if required) is recommended. Also advises that Air source heat pumps, if not within permitted development rights, will require planning permission.
17. **ECDC Environmental Health (contaminated land) - 10 February 2026**
Accepts the findings and recommendations (outlined in Section 6.4) of the submitted Phase II Geo-Environmental Assessment report dated 27th October 2025 prepared by EPS. The report finds that mitigation methods are required to ensure that the site is safe and suitable for use. Recommends that a condition securing mitigation and verification reports are imposed.

18. **ECDC Conservation Officer - 4 February 2026**
No objection. The application site is within the setting of the few grade II listed buildings and Dullingham conservation area. The heritage impacts, if any, have already been accepted in previous permissions and the design is considered acceptable.
19. **ECDC Trees Team - 10 June 2026**
[Following submission of amendments]
Advises that the revised Arboricultural Impact Assessment (AIA) and Arboricultural Method Statement (AMS) are acceptable and suitable for compliance conditioning. The soft landscaping details can be confirmed by condition.
20. **ECDC Waste Strategy (ECDC) - 2 February 2026**
No objection, recommended informative
21. **ECDC Ecologist - 10 April 2026**
[Following submission of updated evidence]
Supports the application providing suitable conditions are in place.
Confirms the site is not within the Local Nature Recovery Strategy area.
BNG response - From the information provided the Senior Ecologist has reviewed this application and, as of 10/04/2026 agrees with the baseline conditions and this application meets the minimum BNG requirements at this stage. The site cannot achieve BNG onsite and offsite units will need to be purchased to meet the BNG hierarchy.
Confirms that the site is not within a strategic significant area.
22. **CCC Local Highways Authority - 16 February 2026**
Notes a modest increase in dwelling numbers, along with associated alterations including changes to the number of vehicle access points onto Brinkley Road. Notes that for the scale of development served, the Local Highway Authority would support the use of simple vehicle crossovers rather than bellmouth arrangements as proposed, which would reduce the overall extent of the access footprint. It would be preferable if this amendment could be shown on revised drawings. As mentioned in the Local Highway Authority's response to 22/00570/FUL, use of no-dig construction methodology is acknowledged in this instance as being acceptable on balance, there would however be a commuted maintenance sum payable to the Local Highway Authority as part of any subsequent S278 Agreement.

Recommended Conditions

- any gate or gates to the vehicular access shall be set back a minimum of 5 m from the near edge of the highway carriageway.
 - a footway shall be constructed along the western side of Brinkley Road to connect the development to the existing footway network,
 - vehicular accesses shall be constructed using a bound material
 - vehicular accesses shall be constructed so that it falls and levels are such that no private water from the site drains across or onto the public highway.
 - vehicular accesses shall be laid out and constructed
 - Temporary facilities shall be provided clear of the public highway
 - Access and Kerbs to be laid as per approved details.
23. **CCC Growth & Development -**
No Comments Received
24. **CCC Archaeology - 26 January 2026**
Archaeological evaluation has been undertaken across the development area as part of previous application 22/00570/FUL (Cambridgeshire Historic Environment Record reference. ECB6733).

The works found limited remains of archaeological potential, and no further mitigation was required. We would therefore have no comment on the requirements of the scheme.
25. **The Garden Trust - 12 February 2026**
No comments made.
26. **Historic England - 30 January 2026**
No comments made.
27. **Replies to publicity**

A site notice was displayed near the site on 26 January 2026 and a press advert was published in the Cambridge Evening News on 29 January 2026.

In addition, thirteen neighbouring properties have been directly notified by letter. One comment has been received, and the comments have been summarised as follows:

Raises no objection but advises it had previously been agreed that a wall would be erected between 32 Brinkley Rd and plot 5 and wishes are for this to still be granted to protect the privacy for the recent new builds 28 ,30 and 32 Brinkley Rd.
– This matter is considered in the residential amenity section below.
28. The comments above have been summarised, reflecting consultees latest comments. Full comments can be viewed on the council's website. Please note

that the consultation responses received will be considered within the report below.

The Planning Policy Context

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

GROWTH 2	Locational strategy
GROWTH 5	Presumption in favour of sustainable development
ENV 1	Landscape and settlement character
ENV 2	Design
ENV 4	Energy and water efficiency and renewable energy in construction
ENV 7	Biodiversity and geology
ENV 8	Flood risk
ENV 9	Pollution
ENV 11	Conservation Areas
ENV 12	Listed buildings
ENV 14	Sites of archaeological interest
ENV 15	Historic parks and gardens
COM 7	Transport impact
COM 8	Parking provision

30. Cambridgeshire and Peterborough Waste and Minerals Local Plan 2021

Policy 14:	Waste management needs arising from residential and commercial development
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31. National Planning Policy Framework (August 2026)

Chapter 3:	Decision-making policies (DM3, DM6, DM7)
Chapter 4:	Achieving sustainable development (S3, S5)
Chapter 5:	Meeting the challenge of climate change (CC2, CC3)
Chapter 6:	Delivering a sufficient supply of homes (HO7)
Chapter 12:	Making effective use of land (L3)
Chapter 14:	Achieving well-designed places (DP3, DP4)
Chapter 15:	Promoting sustainable transport (TR3, TR4)
Chapter 17:	Pollution, public protection and security (P2, P3)
Chapter 18:	Managing Flood Risk and Coastal Change (F8)
Chapter 19:	Conserving and enhancing the natural environment (N2, N3)
Chapter 20:	Conserving and enhancing the historic environment (HE6, HE9)

33. Supplementary Planning Documents

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

34. **Statutory Documents**
Cambridgeshire-Peterborough Local Nature Recovery Strategy (LNRS)
(December 2025)

Planning Material Considerations and Comments

35. The main considerations relevant to the determination of the application are the following:
- Principle of development
 - Visual amenity
 - Impact on residential amenity
 - Highway safety
 - Biodiversity
 - Contamination
 - Flood risk and Drainage
 - Historic Environment
 - Climate Change

Principle of development

36. The site is located outside the development envelope of Dullingham. Local Plan policy GROWTH 2 seeks to direct new development within the settlement boundaries of towns and villages, strictly controlling development outside of defined development envelopes, having regard to the need to protect the countryside and the setting of towns and villages. GROWTH 2 sets out main categories which may be permitted as an exception, such as agricultural or other land-based enterprise, providing there is no significant adverse impact on the character of the countryside and that other Local Plan policies are satisfied.
38. The development is for market housing, which is not listed under the exception criteria and therefore in conflict with the spatial requirements of GROWTH 2. However, the current application follows previously approved schemes at this site; 22/00570/FUL, 19/01128/OUT and 21/01392/RMA whereby four dwellings were accepted. It is noted that existing buildings on site have been demolished and some strip foundations constructed indicating a material start on site, meaning that planning permission for 4 dwellings is extant.
39. Aside from the quantum of housing, one main difference between the current proposal and those previously approved relates to the access arrangements. Whilst the earlier scheme incorporated four separate accesses, the current proposal seeks to consolidate this into two.

40. Notwithstanding this change, the principle of residential development on the site has already been established through the previous consents, the latest of which has commenced. Officers consider this should be afforded significant weight in the assessment of this proposal. The proposed development would continue to be contained entirely within the same red line boundary as the approved scheme, with no encroachment into the surrounding countryside or extension to the site area. The introduction of a fifth dwelling has been achieved through a reconfiguration of the layout and a reduction in the footprint of the four previously approved dwellings, thereby creating sufficient space within the site to accommodate the additional unit. As such, the proposal represents a more efficient use of the site whilst remaining within the parameters of the established development area.
41. The NPPF was updated post-submission of this application. Of particular relevance to this application is NPPF Policy S5. S5.1 supports the principle of development outside of settlements, where under criteria 1.(d) it comprises redevelopment of brownfield land, unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the NPPF's national decision-making policies. Therefore, it is considered that there is general national policy support in principle for the re-use of suitable brownfield sites for housing outside of settlements, which should also be given significant weight in deciding this application.
42. Therefore, in applying policy S5 of the NPPF and having regard to the fallback position afforded by the extant permission, it is considered that the principle of development is acceptable. It is for the decision maker to establish whether any adverse effects would outweigh the benefits of permitting the development.

Visual amenity

43. Policy ENV 1 of the East Cambridgeshire Local Plan, 2015 states that development proposals should ensure that they provide a complementary relationship with existing development and conserve, preserve and where possible enhance the distinctive and traditional landscapes and key views in and out of settlements. Policy ENV 2 states that development proposals ensure that the location, layout, massing, materials and colour of buildings relate sympathetically to the surrounding area.
44. In assessing the impact of the additional dwelling on the character and appearance of the area, it is important to note that the site is located within a built-up context where linear residential development forms the prevailing land use. The revised layout would maintain an appropriate spatial relationship between the proposed dwellings and surrounding development, whilst retaining the overall residential character and pattern of development envisaged under the extant scheme. Although the number of units would increase from four to five, the reduction in the scale and footprint of the individual dwellings ensures that the

development would not appear disproportionately dense, cramped or incongruous within its setting.

45. Furthermore, one additional dwelling to that previously approved would not fundamentally alter the visual perception of the site from the public realm. The overall form, layout and disposition of development would continue to reflect the established pattern of residential development in the locality. The proposal would therefore preserve the character of the area and would not result in any material harm to the established street scene or wider landscape setting.
46. The applicant notes in their Design and Access statement that the development aims to address some of the concerns raised by the local residents and the local parish on the previous permissions, whereby concerns over the size of the dwellings were raised. The dwellings will be generally smaller, with approximately 31% reduction in gross internal area and will have a better mix of houses, comprising 3 and 4-bedroom dwellings, against the extant scheme of entirely 4-bedroom properties. The layout retains the linear form approved under the previous permission, with the primary change being the subdivision of one approved plot to create two dwellings, resulting in a total of five residential units plus the reduction in access points. The current proposal has reduced the footprint of the proposed properties, increased the distance to the rear boundary (which opens out onto open countryside), and increases the spacing between the dwellings. The dwellings are of varied but traditional form and design, consistent with the character of the area and would add greater visual variety and interest to the streetscene than the extant permission. Whilst precise external materials are yet to be agreed (to be secured by planning condition) the indicative palette including render, red and buff brick, incorporating detailed finishes are not incongruous to the area and it is considered that a scheme of suitable materials capable of complementing the area could be reasonably secured.
47. In respect to soft landscaping, given the reduction in access points, the proposed scheme will retain more of the existing vegetation to the front of the site than the previously approved development. The site plan shows that there will be the planting of native hedging between the proposed driveways, along with the planting of new trees and the retention of some of the existing trees.
48. The proposed Biodiversity Enhancement Strategy sets out that the trees and hedging to be planted will be established and it is considered that this will help in assimilating the dwellings into their surroundings. The Trees Officer has requested a condition for a detailed soft landscaping scheme to be submitted, and this would show details of the species and sizes of the proposed hedging and trees which would allow the Local Planning Authority (LPA) to ensure appropriate hedges and trees are incorporated.
49. It is considered that the design of the scheme responds positively to the opportunities of the site and would make a positive contribution to the character of

the area and street scene in general. The proposal is therefore considered to accord with Local Plan policies ENV 1, ENV 2.

Impact on residential amenity

50. Policy ENV2 of the East Cambridgeshire Local Plan, 2015 states that new development will be expected to ensure that there is no significantly detrimental effect on the residential amenity of nearby occupiers and that occupiers and users of new buildings, especially dwellings, enjoy high standards of amenity. Policy ENV9 seeks developments to minimise, and where possible, reduce all emissions and other forms of pollution, including light and noise pollution, and ensure no deterioration in air and water quality.
51. Adjacent to the north and south of the site are residential properties. The proposed dwellings sit broadly in line with existing adjacent properties and suitable separation distances are achieved, thereby avoiding any undue overlooking, overbearing or overshadowing impacts to adjacent neighbours. Whilst the end dwellings incorporate first-floor side windows facing onto existing dwellings, these are proposed to serve non-habitable rooms; en-suites and landing, which are recommended to be conditioned to be obscure glazed, to avoid any overlooking impacts.
52. One resident has advised that a brick wall was previously proposed along the northern boundary with No. 32 Brinkley Road and requests that this is maintained with this latest proposal. Having regard to the approved plans for the previously permitted scheme, the northern boundary was proposed as a 1.8m high fence which is consistent with this latest proposal and is considered acceptable as before and will maintain adequate privacy.
53. The gardens serving the dwellings are all in excess of 50sqm (538sq.ft), which complies with the guidance set out within the District Design Guide SPD and would achieve adequate private amenity space for each household. Furthermore, while the dwellings are smaller than the extant scheme, they continue to conform to nationally described space standards thereby providing acceptable internal amenity standards for future occupiers.
54. The Council's Environmental Health Officer has requested that due to the close proximity of existing properties, that construction times are restricted. They have also requested a condition controlling ground piling (should it be required) in that a method statement is first agreed with the LPA.
55. It is considered that the proposed dwellings would not result in a significant adverse impact to the residential amenity of neighbouring properties and would achieve a high-quality living environment for future occupiers. and is therefore considered to accord with Local Plan policies ENV 2 and ENV 9.

Highway safety

56. Local Plan policy COM 7 requires development to provide safe and convenient access to the highway network. Policy COM 8 requires development proposals to provide adequate levels of car and cycle parking and make provision for parking broadly in accordance with the Councils parking standards.
57. In considering the proposed access arrangements, it is also important to have regard to the site's planning history. Compared with the previously approved scheme, which incorporated four separate accesses, the current proposal seeks to rationalise the access arrangements. It is considered that this approach would result in a reduced level of intervention along the site frontage and would minimise the loss of established trees, hedgerows and other vegetation. Consequently, the proposal would provide both landscape and ecological benefits when compared with the extant permission, whilst still providing safe and suitable access to serve the development. Furthermore, the increase in housing quantum would not lead to an unacceptable intensification of highway traffic from the development.
58. The Local Highway Authority (LHA') has raised no objection to the principle of development or the level of traffic likely to be generated. The LHA has however recommended the use of simple vehicle crossovers, rather than the bellmouth arrangements proposed, which is more aligned with NPPF, Cambridgeshire and National highway design guidance and considered more in keeping with the local character and design standards deployed through recent developments along Brinkely Rd. The recommendation does not relate to highways safety but rather about prioritising pedestrian and cycle movements and reducing impacts to the streetscene as per NPPF TR4(1) which, among other things, seeks to prioritise pedestrian and cycle routes and access. The LHA has advised that the issues could be satisfactorily addressed through amendments to the access design and through the imposition of appropriate planning conditions attached to any grant of planning permission. The applicant has confirmed that they are happy to review the access arrangement with the LHA, via the S.278 Highway Act process and as such would be willing to accept a planning condition to finalise the access design.
59. Each of the proposed dwellings would be served by dedicated off-street parking provision (minimum 2 spaces), including integral or detached garaging, in accordance with the adopted Cambridgeshire Parking Standards. The level of parking is considered sufficient to meet the likely needs of future occupiers and visitors, thereby reducing the potential for overspill parking on the public highway and ensuring that the development would not give rise to parking stress within the surrounding area.

60. In summary, there is no evidence to indicate that the development would result in an unacceptable impact on highway safety, prejudice the free flow of traffic, or adversely affect the operation of the local highway network. Furthermore, the proposal would provide adequate parking provision in accordance with adopted standards. There are opportunities to explore a more simplified access arrangement which would further improve the sustainability of the development, in respect to prioritising pedestrian and cyclist crossing and minimising the visual impact of the access points and this can be reasonably dealt with via planning condition.
61. The development, subject to conditions therefore accords with the requirements of Local Plan policies COM7 and COM8, as well as the relevant requirements contained within the National Planning Policy Framework.

Biodiversity

62. Local Plan policy ENV 7 requires all developments that might affect biodiversity and geology interests to be accompanied by sufficient information to allow potential impacts and possible mitigation measures to be assessed fully. It also states that all development will be required to protect the biodiversity and geological value of land and buildings.
63. Policy ENV 1 seeks to protect, conserve and where possible enhance historic and traditional landscape features and their function as ecological corridors. Policy ENV 2 states that all development proposals will be expected to make efficient use of land while respecting biodiversity of the surrounding area. Further, the Council has adopted the Natural Environment SPD which states that all developments must result in biodiversity net gain.
64. The application is supported by an ecological appraisal which also sets out a schedule of measures to ensure biodiversity is adequately protected during construction phases. The longer-term impact on ecology is also considered to be acceptable, subject to compliance with the scheme of ecological enhancement measures set out in section 5.3 of the Ecological appraisal. It is considered reasonable for this to be secured by condition.
65. A Biodiversity Enhancement Strategy has been submitted which states that the biodiversity value of the site is limited to the eastern boundary, which presents suitable foraging for birds and bats, with potential for nesting birds. The report identifies the losses to be several trees and shrubs on the eastern boundary through the creation of the 2 accesses, loss of scrub habitat along the rear boundary, either side of the entrance and along the eastern boundary. The report identifies that 30% of the site will be gardens and amenity landscaping, with 70 metres (230ft) of native hedgerow and five trees of a minimum 4 metres (13ft) in

height would be provided. It also sets out that the finalised landscaping scheme should include mixed evergreen shrub beds and climbing plants.

66. Furthermore, the report sets out that hedgehog gaps should be provided in the fencing and bat and bird boxes provided. The report states that the outlined enhancements should be secured in a formal landscape strategy. The Council's Tree Officer has confirmed that the proposal is acceptable from a tree perspective following receipt of a revised Arboricultural Impact Assessment (AIA) and amended soft landscaping scheme. They have requested a compliance condition for the approved AIA and the submission of a detailed soft landscaping scheme. The Council's Ecologist has advised that any lighting scheme associated with this development should conform to the Institute of Lighting Professionals 2023 in respect to protecting bats.
67. As the site was formerly largely developed land with hard surfacing comprised of tarmac, concrete and hard surfacing, the proposed garden areas which account for a significant area of the proposed development and the proposed landscaping scheme as referenced herein are considered to provide considerable enhancement. The planting of young trees will provide instant biodiversity and landscape enhancements.
68. The proposal, subject to compliance with associated conditions securing soft landscaping, tree protection and biodiversity protection and enhancement measures, is considered to comply with Policies ENV 1, ENV 2 and ENV 7 of the East Cambridgeshire Local Plan, 2015 and the Natural Environment SPD.

Biodiversity net gain (BNG)

69. The development is subject to mandatory BNG, whereby the development will need to demonstrate a 10% uplift in biodiversity value, set against the benchmark pre-development value. The Council's Ecologist has reviewed the submitted Biodiversity Metric and supporting information and agrees with the submitted baseline surveys. In its current form the development requires an additional 0.18 units to be provided, and the purchase of off-site units is considered to be a suitable option in this particular case, which would be dealt with as part of the submission of the biodiversity gain plan. A BNG condition is automatically applied to all relevant developments.

Local Nature Recovery Strategy (LNRS)

70. 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).
71. 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.

Contamination

72. Policy ENV 9 states that all developments should minimise and where possible reduce all emissions and other forms of pollution, including light and noise pollution and ensure no deterioration in air and water quality. Further, it states that proposals will be refused where unacceptable impacts would arise in relation to land quality and condition.
73. On review of the submitted Phase II Geo-Environmental Assessment Report, the Council's Scientific Officer considers that contamination unsuitable for human habitation is likely to be present and has requested a condition securing the implementation of the recommended remediation scheme and submission of subsequent verification report(s). Furthermore, the standard unexpected, contaminated land condition is recommended. Subject to compliance with these conditions, the development would comply with Local plan policy ENV 9.

Flood risk and Drainage

74. Local Plan policy ENV 8 requires all developments to contribute toward flood risk reduction and requires demonstration that appropriate surface water drainage arrangements for dealing with surface water run-off can be accommodated. Policy ENV 9 seeks to ensure, amongst other matters, that development does not result in a deterioration in water quality.
75. The Environment Agency's latest information indicates that the site is within Flood Zone 1 and therefore at the lowest risk of flooding and the site is also understood to be at low risk from surface water flooding. The application is supported by a surface water drainage plan which indicates surface water will be piped and stored via underground cellular storage on site in the first instance, with any overage then discharging at 1L/s to the adjacent watercourse along the eastern boundary. The approach follows the drainage hierarchy and is considered the most sustainable based on the specific site conditions.
76. The application form indicates foul drainage will be dealt with via connection to public sewer which again follows the drainage hierarchy. A condition securing this is recommended.

77. Separate consents with the relevant water boards will likely be required for discharge of both foul and surface water and this would be dealt with outside of the planning system.
78. Based on the known low flood risks and proposed drainage strategies, the proposal complies with Local Plan policies ENV8 and ENV 9.

Historic Environment

79. Policy ENV 14 of the East Cambridgeshire Local Plan, 2015 states that development proposals at or affecting all sites of known or potential archaeological interest will:
 - Have regard to their impacts upon the historic environment and protect, enhance and where appropriate, conserve nationally designated and undesignated archaeological remains, heritage assets and their settings.
 - Require the submission of an appropriate archaeological evaluation/assessment of significance by a suitably qualified person. This initial work may be required prior to the submission of a planning application; and
 - Not be permitted where the proposals would cause substantial harm to new or known nationally important sites, including Scheduled Ancient Monuments and their settings.
80. Policy ENV 15 of the East Cambridgeshire Local Plan, 2015 states that Proposals that affect the significance of a Historic Park or Garden will not be permitted where they would have a detrimental impact on its character, amenity or setting. Local Plan policy ENV 11 requires development to be of a high standard in order to preserve or enhance the character of the Conservation Area. Policy ENV 12 requires development to avoid detrimental impacts on the visual, architectural or historic significance of listed buildings.
81. In respect of heritage, the site is located adjacent to the Historic Park and Garden for Dullingham and is adjacent to the Conservation Area. A Grade II listed building is located approximately 35m (115 feet) to the south. The Gardens Trust and Historic England both confirmed that they do not wish to comment on the proposal.
82. The Council's Conservation Officer has raised no objection to the proposal on heritage grounds. Due to the distance between the proposed development and the heritage assets and the curvature of the road, it is not considered that the proposals would impact on the setting of either heritage asset.
83. The site was previously subject to an archaeological evaluation which found evidence of a medieval boundary ditch, probably a roadside ditch (CHER ECB 6900) but nothing further. The Cambridgeshire Historic Environment Team have confirmed that no further investigations are required and raise no objection to the development proceeding.

84. It is considered that the proposal will not result in harm to any heritage assets in accordance with Local Plan policies ENV 1, ENV 7, ENV 11, ENV 12, ENV 14 and ENV 15.

Climate Change

85. Local Plan 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.'
86. The adopted Climate Change SPD encourages all development to include sustainability measures within their proposal. In this regard, the Climate Change SPD is superseded by the sustainable energy measures required under latest Part L Building Regulations, which would, to a degree, exceed the ambitions set out in the SPD in any case.
87. Notwithstanding, the Design and Access Statement sets out the following sustainability measures:
- The dwellings are to be constructed of high-quality materials with a proven longevity and low maintenance.
 - It is intended that the houses will be heated via an Air Source Heat Pump (ASHP)
 - The dwellings would be insulated to a very high standard that will meet and exceed current Building Regulation requirements.
 - They will be fitted throughout with 100% LED energy efficient lighting, and great care will be taken with design and specification to limit air leakage and thermal bridging.
 - An electric car charging point will be provided in each property.
88. It is considered that the sustainability measures listed above would satisfy the requirements of ENV4, notwithstanding that the final specification can be secured through a planning condition.

Human Rights Act

89. 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.

Equality and Diversity

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

Planning Balance and Conclusion

91. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications must be determined in accordance with the development plan unless material considerations indicate otherwise.
92. The site falls outside of the defined settlement boundary for Dullingham and therefore conflicts with the spatial strategy under policy GROWTH 2. The spatial strategy primarily aims to protect countryside, the setting of towns and villages, preventing urban sprawl and unsustainably linked developments. The site itself is well-linked, lying immediately adjacent to the settlement boundary and was previously developed (albeit the building has now been demolished to facility the previous planning permission). Therefore, development of this site would not erode the openness of the countryside.
93. Furthermore, and perhaps more fundamental, is that extant planning permission for residential development of the site exists, with a material start already made on the site. The weight given to the fall-back position which could otherwise see four dwellings on the site, and which would result in the same spatial conflicts, is afforded significant weight.
94. In addition, policy S5 of the NPPF is clear in that residential development proposals outside of settlements which utilise previously developed land should be approved, unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the NPPF's national decision-making policies.
95. This proposal would make more effective use in bringing forward smaller housing than previously approved which, having regard to the Council's latest Strategic

Housing Needs Assessment, carries positive weight. Notwithstanding, the arrangement of dwellings with this latest proposal is considered to accord with the character of the area from a historic perspective and responds positively to previous concerns raised by the Parish Council in respect to the scale and massing of the permitted dwellings. Furthermore, the proposal accords with all other relevant policies of the Local Plan and material considerations, and the benefits of the scheme are not outweighed by any adverse effects, when assessed against the NPPF's national decision-making policies

96. Having regard to the statutory duty therefore and the specific merits of this proposal, it is considered that there are material considerations of sufficient weight to indicate a decision otherwise than in accordance with the development plan is justified in this instance. The application is therefore recommended for APPROVAL.

Appendices

Appendix 1 – Recommended planning conditions

Plans

Appendix 1 - Recommended planning conditions

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

Plan reference	Version	Date Received
Surface Water Drainage Strategy 237/2025/01/DS/P2/ARC		23 rd December 2025
Arboricultural Impact Assessment	V4	18 th May 2026
Tree Protection Scheme	V4	18 th May 2026
Location Plan		20 th January 2026
Site Plan 25/74/04		23 rd December 2025
Site Sections (A-A & B-B) 25/74/06		23 rd December 2026
Plot 1 25/74/07		23 rd December 2026
Plot 2 25/74/08		23 rd December 2026
Plot 3 and 4 25/74/09		23 rd December 2026
Plot 5 25/74/10		23 rd December 2026
Plot 1 garage/ Plot 2 and 5 cart lodge 25/74/11		23 rd December 2026
Plot 1 colour 25/74/12		23 rd December 2026
Plot 2 colour 25/74/13		23 rd December 2026
Plots 3 and 4 colour 25/74/14		23 rd December 2026
Plot 5 colour 25/74/15		23 rd December 2026

- 1 Reason: To define the scope and extent of this permission.
- 2 The development hereby permitted shall be commenced within 3 years of the date of this permission.
- 2 Reason: To comply with Section 91 of the Town and Country Planning Act 1990, as amended.
- 3 No sooner than 30 days prior to commencement of works, a qualified and suitably experienced ecologist shall conduct a Badger survey. Should an active Badger set be found on or within 30m of the site, no development shall commence until a mitigation plan has been submitted to and approved in writing by the Local Planning Authority.

- 3 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.
- 4 Notwithstanding the plans submitted, prior to works proceeding above slab level precise details of external materials for the walls, roofs, rainwater goods and fenestration shall be submitted to and approved in writing by the Local Planning Authority. All works shall be carried out in accordance with the approved details.
- 4 Reason: To safeguard the character and appearance of the area, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015 (as amended 2023).
- 5 Prior to works proceeding above slab level details of hard landscape works shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with an implementation programme submitted to and approved in writing by the Local Planning Authority prior to first occupation.
- 5 Reason: 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 Prior to works proceeding above slab level, an energy and sustainability strategy for the development, including details of any on-site renewable energy technology and energy efficiency measures, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved strategy with the agreed strategy being employed on each respective dwelling prior to its occupation.
- 6 Reason: To ensure that the proposal meets with the requirements of sustainability as stated in policy ENV4 of the East Cambridgeshire Local Plan 2015 (as amended 2023) and the Climate Change SPD, 2021.
- 7 No dwelling shall be occupied until detailed designs for the two accesses as shown in principle on plan ref: 25/74/16, has been submitted to and approved in writing by the Local Planning Authority. The access details shall include the following details;
 - i) Finished Surfacing
 - ii) Pedestrian crossover detail
 - iii) Drainage and falls/ gradients
 - iv) Visibility splays

The access(es) shall be fully completed prior to first occupation of the dwellings which they serve.

- 7 Reason: In the interests of highway safety, in accordance with policies COM7 and COM8 of the East Cambridgeshire Local Plan 2015 (as amended 2023).
- 8 Prior to first occupation, 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; a detailed implementation programme and the enhancements specified in the Ecological appraisal. 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 (including retained existing trees/hedgerows) is removed, uprooted or destroyed or dies, another tree or plant of the same species and size as that originally planted shall be planted at the same place, in the first planting season following its removal, uprooting, destruction or death unless the Local Planning Authority gives its written consent to any variation.
- 8 Reason: To assimilate the development into its surroundings, in accordance with policies ENV1 and ENV2 of the East Cambridgeshire Local Plan 2015 (as amended 2023).
- 9 Prior to first occupation the surface water drainage scheme for the site shall be completed in accordance with the approved Surface Water Drainage Strategy reference number 237/2025/01/DS/P2/ARC dated 20th October 2025 and the plans therein. The drainage scheme shall be managed and maintained thereafter in accordance with the management and maintenance strategy set out at Appendix G of this document.
- 9 Reason: To prevent the increased risk of flooding and to improve and protect water quality, in accordance with policies ENV2 and ENV8 of the East Cambridgeshire Local Plan 2015 (as amended 2023).[
- 10 Prior to first occupation, a footway shall be constructed along the western side of Brinkley Road to connect the development to the existing footway network, as shown on drawing 25/74/16.
- 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 remediation scheme as set out in the Phase II Geo-Environmental Assessment report dated 27th October 2025 prepared by EPS 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 and prior to any occupation of any dwelling, 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.

- 11 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).
- 12 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.
- 12 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).
- 13 No external lighting (other than then shown on the approved plans) shall be installed unless first submitted to and approved in writing by the Local Planning Authority. Any such lighting shall thereafter be installed strictly in accordance with the details approved. Any approved lighting shall accord with the Institute of Lighting Professionals Bats and Artificial Lighting at Night guidance note 08/23.
- 13 Reason: To safeguard the character and appearance of the area, residential amenity and nocturnal fauna in accordance with policies ENV1, ENV2 and ENV7 of the East Cambridgeshire Local Plan 2015 (as amended 2023) and the Natural Environment SPD, 2020.
- 14 Construction of the development hereby approved shall be undertaken in accordance with all precautionary measures detailed in Chapter 5.2 of the Ecological Appraisal (Bright Green Environmental, 15 December 2025).

- 14 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.
- 15 Notwithstanding the provisions of Schedule 2, part 2 of the Town and Country Planning (General Permitted Development (England) Order 2015 (as amended) no gate or gates to the vehicular access shall be erected within 5m from the near edge of the highway carriageway. Any access gate or gates shall be hung to open inwards.
- 15 Reason: In the interests of highway safety, in accordance with policies COM7 and COM8 of the East Cambridgeshire Local Plan 2015 (as amended 2023).
- 16 The first floor windows in the south elevation of Plot 1 and the north elevation of Plot 5 shall be glazed using obscured glass and any part of the window(s) that is less than 1.7m above the floor of the room in which it is installed shall be non-opening. The window(s) shall be permanently retained to that specification thereafter.
- 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 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.
- 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 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. Works shall be carried out in accordance with the approved details.
- 18 Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015 (as amended 2023).
- 19 The scheme of biodiversity enhancements as set out in section 3 of the submitted Biodiversity Enhancement Strategy and BNG Statement (Bright Green Environmental dated 24th April 2026) shall be completed within the first planting

season following completion of the development where it relates to planting or prior to occupation of the relevant dwelling where it relates to non-planted enhancements e.g., bat and bird boxes and, hedgehog gaps in boundary fences. These features shall thereafter be maintained in perpetuity.

- 19 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 and Policy 8 of the Fordham Neighbourhood Plan, 2018.
- 20 All works shall be carried out in accordance with the Arboricultural Impact Assessment P1359-3-TPS01 V4 dated 06.05.2026. If, during construction, it becomes apparent that further works or changes are required, work shall not progress any further on site until the applicant has secured a site meeting with a suitably qualified professional to agree the details and phasing of any tree surgery works not detailed in the submitted report. Thereafter, a written schedule shall be submitted to and approved in writing by the Local Planning Authority prior to works proceeding.
- 20 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).
- 21 The method of foul drainage shall be via a connection to the mains sewer and connection shall be made before first occupation of each dwelling.
- 21 Reason: To ensure a satisfactory means of sanitation in the interests of residential amenity and to protect water quality, in accordance with policies ENV2 and ENV8 of the East Cambridgeshire Local Plan 2015 (as amended 2023).

Streetscene



PLOT 1



FRONT

SIDE

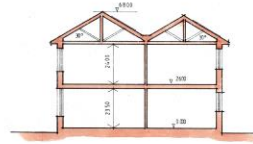
REAR

SIDE

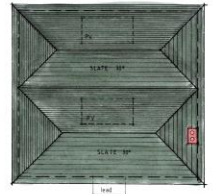
PLOT 1 PROPOSED ELEVATIONS 1/100 (A1)



EXTERNAL FACING MATERIALS (PLOT 1)
 ROOF: GRADE A SPANISH NATURAL SLATE / LEADED CANOPY
 WALLS: SELF COLOURED GYF WHITE / SMOOTH RENDER
 RED FACING BRICK PLINTH / WHITE CEMENT POINTING
 WINDOWS / DOORS: PAINTED SOFT TAUPE / WINDOWS: RAINWATER GOODS:
 HALF-ROUND BLACK UPVC GUTTERS AND 68 DIA RPP'S.



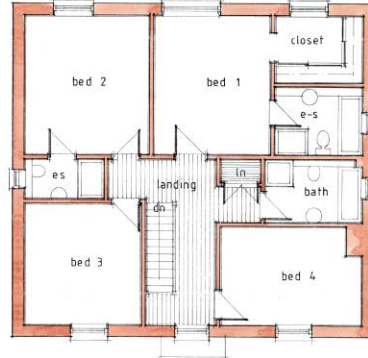
PLOT 1 SECTION 1/100 (A1)



PLOT 1 ROOF PLAN 1/100 (A1)



PROPOSED GROUND FLOOR 1/50 (A1)
 PLOT 1



PROPOSED FIRST FLOOR 1/50 (A1)
 PLOT 1

dean jay pearce architectural design & planning ltd 2 / 11 melrose, hat street, long melton leicestershire, le12 0JH T: 01530 518757 E: dean.jay@dean-jay.co.uk	
Project: Proposed residential development of five, two-storey dwellings, ancillary outbuildings and two new vehicular access (following stopping up of existing access). Alternative scheme to that approved / extant under DC2200570FUL.	
Site Address: Old Salt Depot, 38 Brinkley Road, Dullingham, Newmarket, Cambs	
Applicant: LOGAN HOMES LTD	
Drawing title: AS PROPOSED - PLOT 1 (COLOUR-WASHED)	
Scale: 1:50, 1:50 (A1)	Rev:
Date: 07 / 2023	Rev:
Drawn:	25/7/12
Checked:	
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PLOT 2



FRONT

SIDE

SIDE

REAR

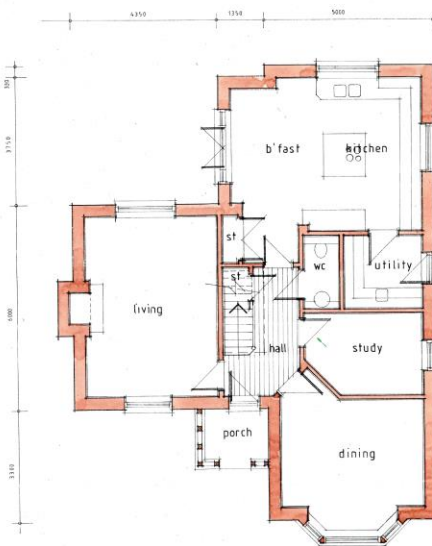
PLOT 2 PROPOSED ELEVATIONS 1/100 (A1)



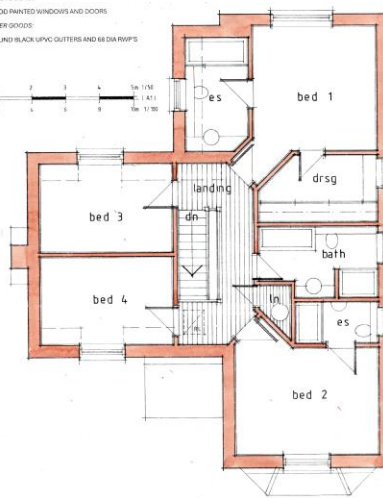
EXTERNAL FACING MATERIALS (PLOT 2)
 ROOF: CLAY PLAIN TILES / LEAD DOWNER
 WALLS: RED FACING BRICKWORK WITH WHITE CEMENT MORTAR
 CONTRASTING BUFF BRICKWORK QUOINS / ARCHES
 WHITE PAINTED FELTHER EDGED BOARDS
 WINDOWS / DOORS: SOFTWOOD PAINTED WINDOWS AND DOORS
 RAINWATER GOODS: HALF-ROUND BLACK UPVC GUTTERS AND 68 DIA RPP'S.



PLOT 2 SECTION 1/100 (A1)



PROPOSED GROUND FLOOR PLAN 1/50 (A1)
 PLOT 2



PROPOSED FIRST FLOOR PLAN 1/50 (A1)
 PLOT 2



PLOT 2 ROOF PLAN 1/100 (A1)

dean jay pearce architectural design & planning ltd 2 / 11 melrose, hat street, long melton leicestershire, le12 0JH T: 01530 518757 E: dean.jay@dean-jay.co.uk	
Project: Proposed residential development of five, two-storey dwellings, ancillary outbuildings and two new vehicular access (following stopping up of existing access). Alternative scheme to that approved / extant under DC2200570FUL.	
Site Address: Old Salt Depot, 38 Brinkley Road, Dullingham, Newmarket, Cambs	
Applicant: LOGAN HOMES LTD	
Drawing title: AS PROPOSED - PLOT 2 (COLOUR-WASHED)	
Scale: 1:50, 1:50 (A1)	Rev:
Date: 07 / 2023	Rev:
Drawn:	25/7/13
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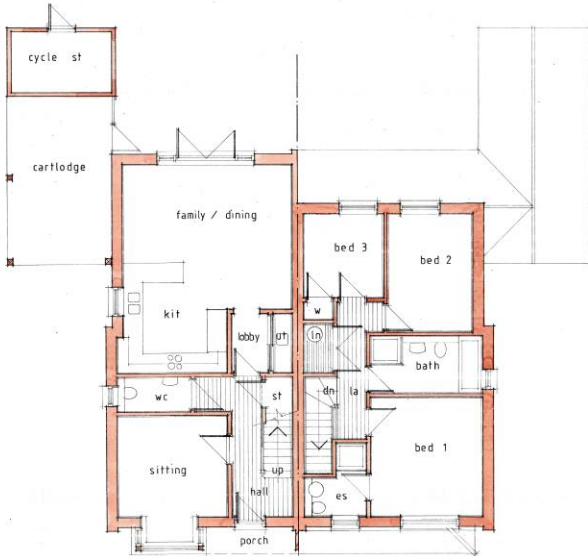
Plots 3 & 4



FRONT
PROPOSED ELEVATIONS PLOT 3 & 4 1/100 (A1)

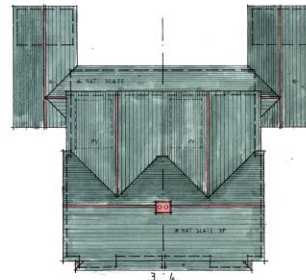
SIDE - PLOT 4
SIDE - PLOT 3 (HANDED)

REAR



PROPOSED GROUND FLOOR PLAN
PLOT 3 (1/100 (A1))

PROPOSED FIRST FLOOR 1/50 (A1)
PLOT 4 (1/100 (A1))



PROPOSED ROOF PLAN 1/100 (A1)
PLOTS 3 & 4



PLOT 3 (& 4) SECTION 1/100 (A1)



EXTERNAL FACING MATERIALS (PLOT 3 & 4)
ROOF:
NATURAL SLATE (BRANDS)
WALLS:
RED FACING BRICKWORK WITH WHITE CEMENT MORTAR
CONTRASTING BUFF BRICKWORK QUONDS / ARCHES
WHITE PAINTED FATHER EDGED BOARDING
WINDOWS / DOORS:
SOFTWOOD PAINTED WINDOWS AND DOORS
RAINFALL GUTTERS:
HALF-ROUND BLACK UPVC GUTTERS AND 68 DIA BRP'S

dean jay pearce architectural design & planning ltd 2 / 3 Millers, Mill Street, Long Melford Suffolk, Suffolk, IP11 3PL T: 01797 576767 E: dean@deanjaypearce.co.uk		
Project:	Proposed residential development of five two-story dwellings, ancillary outbuildings and two new vehicular accesses. Following stepping up of existing access. Alternative scheme to that approved / extend under DC2200570FUL.	
Site Address:	Old Salt Depot, 38 Brinkley Road, Dullingham, Newmarket, Cambs	
Applicant:	LOGAN HOMES LTD	
Drawing title:	AS PROPOSED - PLOT 3 & 4 (COLOUR-WASHED)	
Scale:	1:50, 1:100 (A1)	Fig No:
Date:	07 / 2023	Rev:
Drawn:		25/7/14
Checked:		
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Plot 5



FRONT
PLOT 5 PROPOSED ELEVATIONS 1/100 (A1)

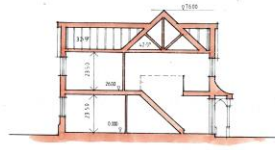
SIDE

REAR

SIDE



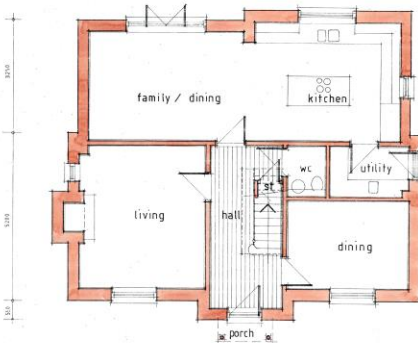
EXTERNAL FACING MATERIALS (PLOT 5)
ROOF:
CLAY TILES / LEADED CANOPY
WALLS:
RED FACING BRICKWORK WITH WHITE CEMENT MORTAR
CONTRASTING BUFF BRICKWORK QUONDS / ARCHES
WHITE PAINTED FATHER EDGED BOARDING
WINDOWS / DOORS:
SOFTWOOD PAINTED WINDOWS AND DOORS
RAINFALL GUTTERS:
HALF-ROUND BLACK UPVC GUTTERS AND 68 DIA BRP'S



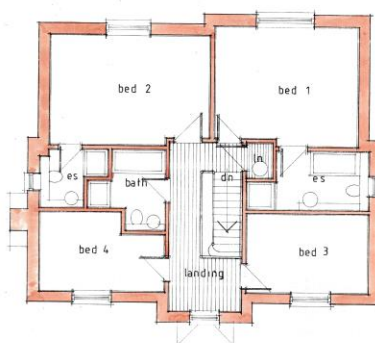
PLOT 5 SECTION 1/100 (A1)



PLOT 5 ROOF PLAN 1/100 (A1)



PROPOSED GROUND FLOOR PLAN 1/50 (A1)
PLOT 5



PROPOSED FIRST FLOOR 1/50 (A1)
PLOT 5

dean jay pearce architectural design & planning ltd 2 / 3 Millers, Mill Street, Long Melford Suffolk, Suffolk, IP11 3PL T: 01797 576767 E: dean@deanjaypearce.co.uk		
Project:	Proposed residential development of five two-story dwellings, ancillary outbuildings and two new vehicular accesses. Following stepping up of existing access. Alternative scheme to that approved / extend under DC2200570FUL.	
Site Address:	Old Salt Depot, 38 Brinkley Road, Dullingham, Newmarket, Cambs	
Applicant:	LOGAN HOMES LTD	
Drawing title:	AS PROPOSED - PLOT 5 (COLOUR-WASHED)	
Scale:	1:50, 1:100 (A1)	Fig No:
Date:	07 / 2023	Rev:
Drawn:		25/7/15
Checked:		
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25/00535/FUL

Meadow View Industrial Estate

Reach Road

Burwell

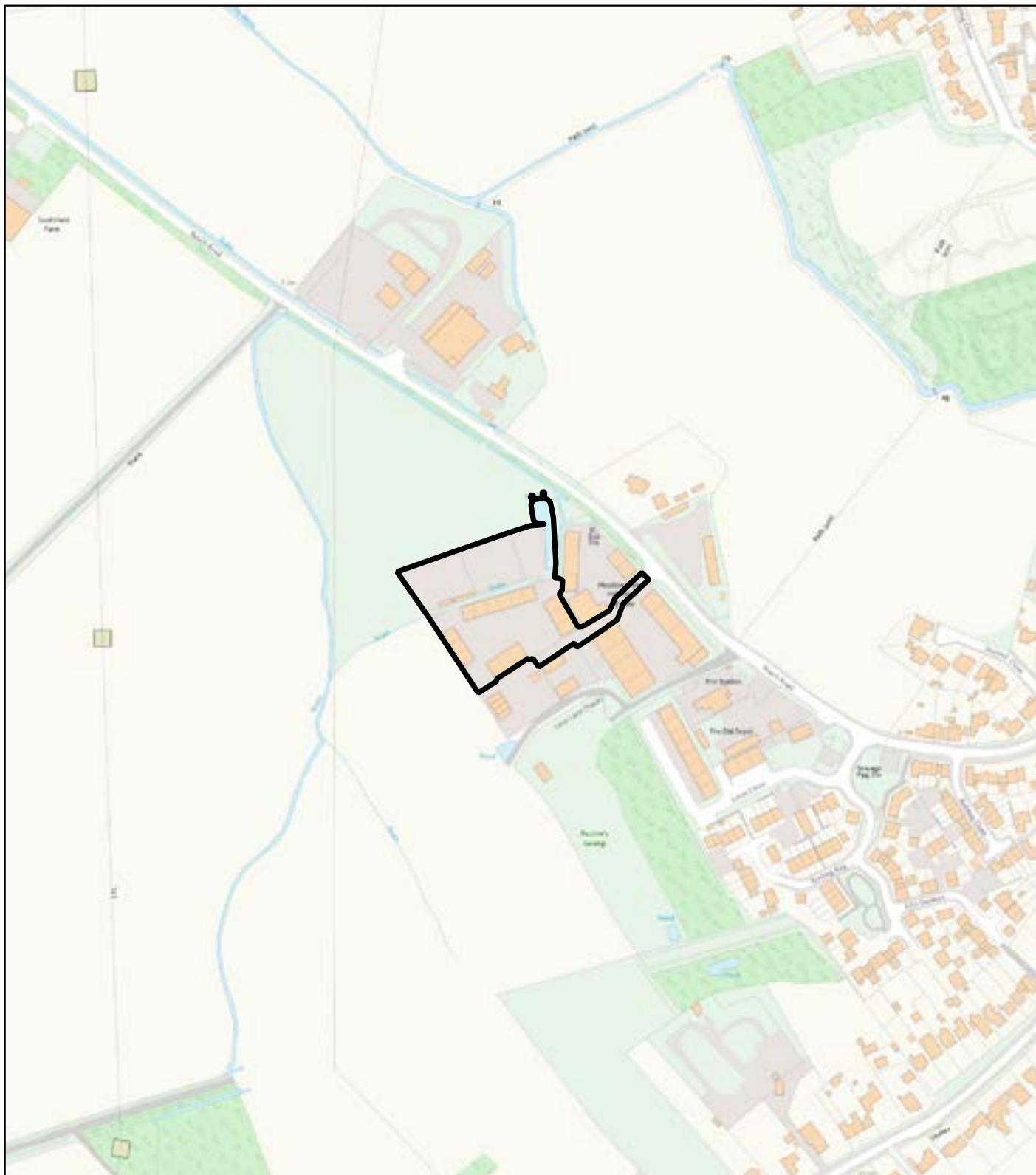
CB25 0GH

Regularisation of the development: Lorry storage park (B8), self-storage container park (B8), 15 industrial starter units (B2), including associated parking, drainage, hard landscaping, and a surface water attenuation pond.

To view all of the public access documents relating to this application please use the following web address or scan the QR code:

[https://pa.eastcambs.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal = SWM94CGGJ7O00](https://pa.eastcambs.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SWM94CGGJ7O00)





25/00535/FUM

Meadow View Industrial Estate
Reach Road
Burwell

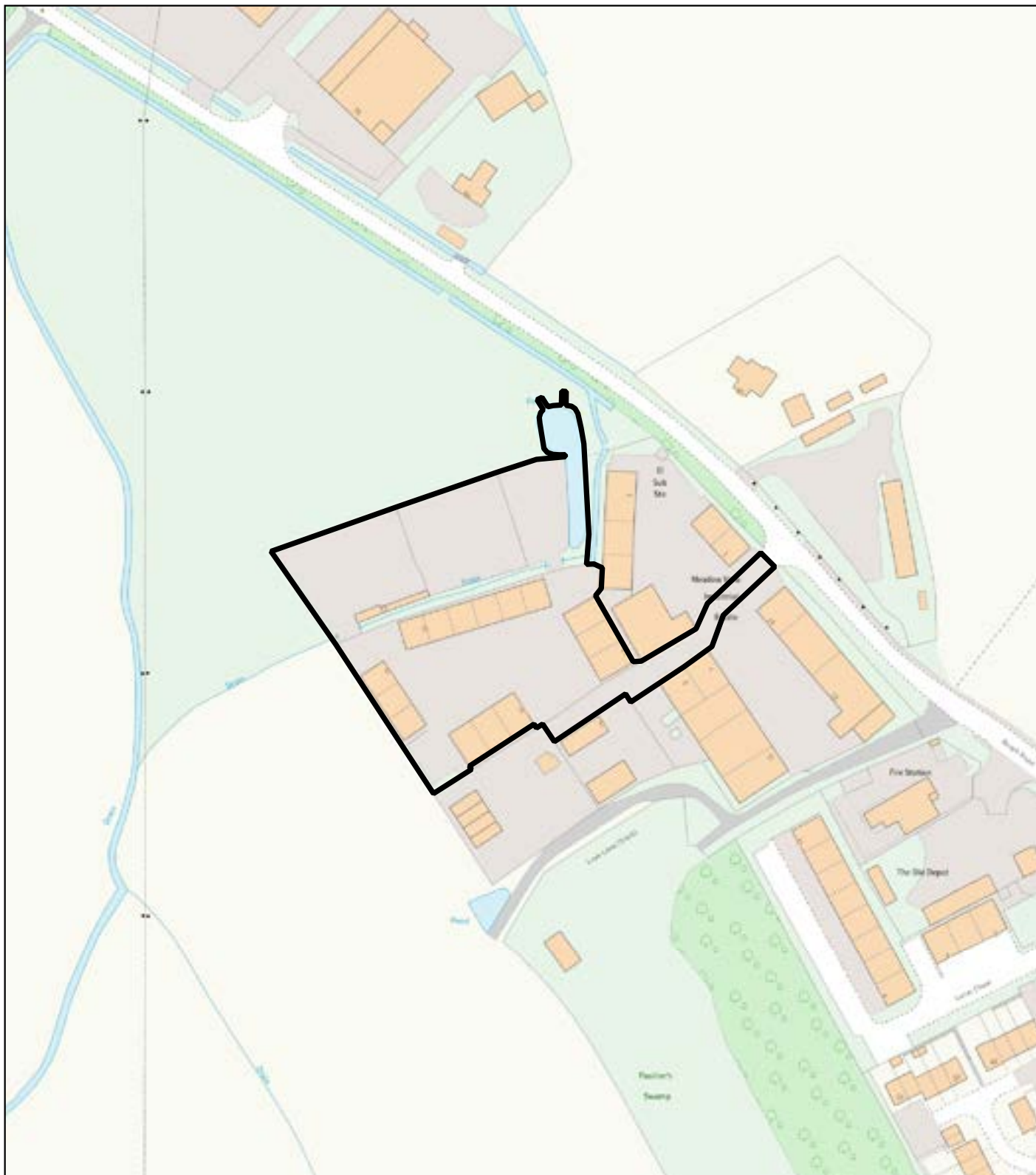


East Cambridgeshire
District Council

Date: 20 Aug 2026
Scale: 1:4,000



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25/00535/FUM

Meadow View Industrial Estate
Reach Road
Burwell



East Cambridgeshire
District Council

Date: 20 Aug 2026
Scale: 1:2,000



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TITLE: 25/00535/FUM

Committee: Planning Committee

Date: 2 September 2026

Author: Major Projects Officer

Report No: AB58

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

Site Address: Meadow View Industrial Estate Reach Road Burwell

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

Applicant: Mark Cross Limited

Parish: Burwell

Ward: Burwell

Ward Councillors: David Brown
Lavinia Edwards

Date Received: 21 May 2025

Expiry Date: 20 August 2025

Extension of time expiry date: 9 September 2026

RECOMMENDATION

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

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

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

SUMMARY OF APPLICATION

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

PLANNING HISTORY

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

Withdrawn
05 July 2023

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

THE SITE AND ITS ENVIRONMENT

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

RESPONSES FROM CONSULTEES

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

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

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

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

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

Following the submission of revised details, no objection.

Waste Strategy (ECDC) - 17 June 2025

No objection.

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

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

Cambridgeshire Archaeology - 29 May 2025 and 14 May 2026

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

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

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

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

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

Economic Development - 10 June 2025

No specific comments or objections to this application.

Cambridgeshire Fire And Rescue Service - 3 June 2025

No objection with condition regarding fire hydrants.

Parish - 11 June 2025 and 13 August 2026

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

Ward Councillors

No comments received at time of writing.

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

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

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

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

The Ely Group Of Internal Drainage Board - 12 June 2025

No objection.

County Highways Transport Team - 11 August 2026

No objection.

Conservation Officer - 15 May 2026

No conservation implications.

East Cambs Ecologist - 13 August 2026

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

Strategic Planning - 30 July 2026

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

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

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

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

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

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

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

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

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

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

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

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

Cambridgeshire County Council

No comments received at time of writing.

CCC Growth & Development

No comments received at time of writing.

17. Site notices were displayed near the site on 6 June 2025 and 7 August 2026 and press adverts were published in the Cambridge Evening News on 5 June 2025 and 13 August 2026.

18. Neighbours – 32 neighbouring properties were notified directly by letter. No responses have been received.

THE PLANNING POLICY CONTEXT

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

GROWTH 1 Levels of housing, employment and retail growth

GROWTH 2 Locational Strategy

GROWTH 5 Presumption in favour of sustainable development

ENV 1 Landscape and settlement character

ENV 2 Design

ENV 4 Energy and water efficiency and renewable energy in construction

ENV 7 Biodiversity and geology

ENV 8 Flood risk

ENV 9 Pollution

ENV 14 Sites of archaeological interest

EMP 1 Retention of existing employment sites and allocations

COM 7 Transport impact

COM 8 Parking provision

BUR 2 Employment allocation, land at Reach Road

20. Supplementary Planning Documents

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

21. National Planning Policy Framework (August 2026)

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

22. Planning Practice Guidance

23. Cambridgeshire and Peterborough Waste and Minerals Local Plan 2021

24. Cambridgeshire and Peterborough Local Nature Recovery Strategy 2025

PLANNING MATERIAL CONSIDERATIONS AND COMMENTS

(including reference to relevant and specific planning policies)

25. Principle of Development

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

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

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

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

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

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

41. Residential Amenity

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

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

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

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

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

47. Visual Amenity

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

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

57. Highways

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

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

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

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

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

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

64. Ecology

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

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

74. Trees

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

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

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

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

79. Flood Risk and Drainage

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

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

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

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

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

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

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

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

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

104. **Human Rights Act**

105. The development has been assessed against the provisions of the Human Rights Act 1998, and in particular Article 8 (right to respect for private and family life) and Article 1 of the First Protocol (protection of property). Under the Act, it is unlawful for a public authority, such as East Cambridgeshire District Council, to act in a manner that is incompatible with the European Convention on Human Rights. In arriving at this recommendation, due regard has been given to the applicant's reasonable development rights and expectations which have been balanced and weighed against the wider community interests, as expressed through third party interests / the Development Plan and Central Government Guidance. The Council is also permitted to control the use of property in accordance with the general interest and the recommendation set out below is considered to be a proportionate response to the submitted application based on the considerations set out in this report.

106. **Equalities and Diversities**

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

108. **Planning Balance**

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

APPENDICES

Appendix A – Recommended conditions

Appendix B – Plans

APPENDIX A – RECOMMENDED CONDITIONS

1. Approved drawings

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

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

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

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

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

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

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

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

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

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

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

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

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

7. No external lighting shall be installed until a full external lighting scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include hours of use, lux levels and calculations and must be consistent with the recommendations of the Institute of Lighting Professionals 2023 GN08 guidance note (or as superseded) for the protection of bats. The lighting shall be installed in full compliance with the approved details, be operated in accordance with the approved details, and be maintained in perpetuity. No other external lighting shall be installed within the development without the permission of the Local Planning Authority.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

APPENDIX B – PLANS

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

25/00535/FUM

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

LOCATION PLAN

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



The Furnace
The Maltings
Princes Street
Ipswich
Suffolk
IP1 1SB

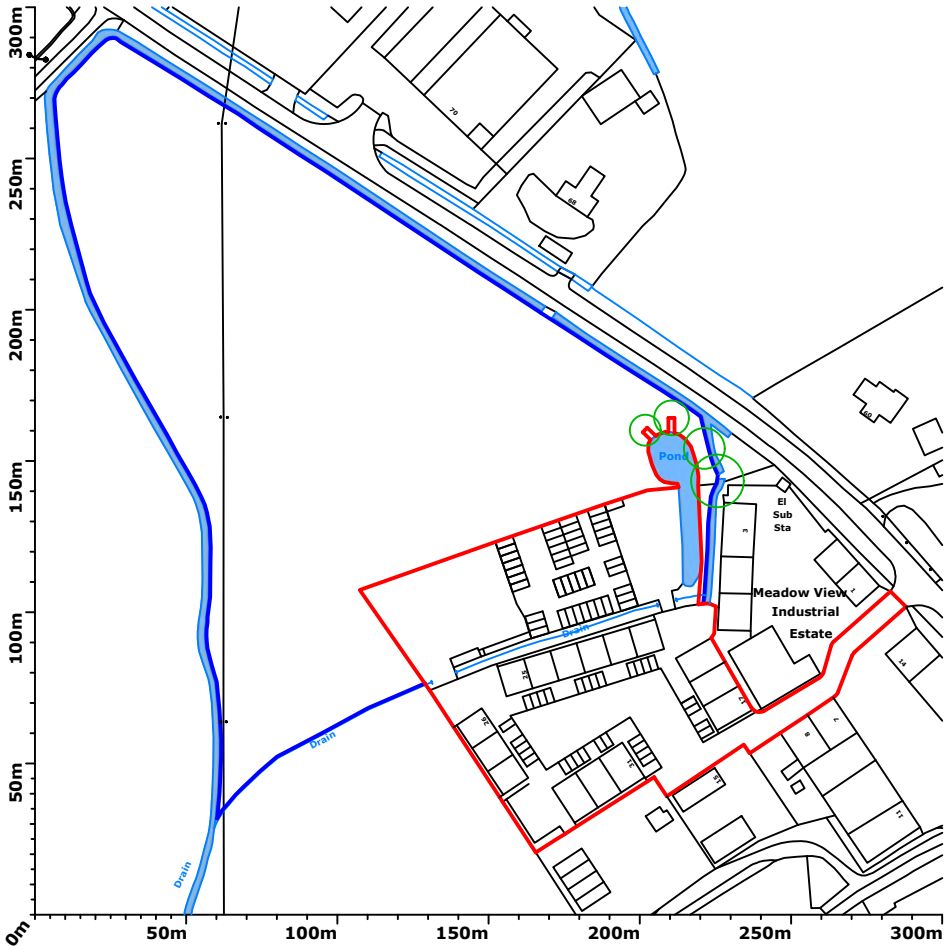
t: 01473 407911
e: enquiries@planningdirect.co.uk
w: planningdirect.co.uk

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

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

KEY:
Site boundary
Curtilage of owned property

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



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EI
Sub
Sta

3

existing containers

lorry park

access

Meadow View Industrial
Estate

Container / Lorry Park Layout 1:200 @ A1

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

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

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DATE OF PLOT
31.05.24

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CAD REFERENCE

CLIENT

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

JOB TITLE

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

DRAWN

KJ

CHECKED

AUTHORISED

SCALE

1:200 @ A1

JOB NO.

1179-22

PROJECT ARCHITECT

KJ

DRAWING TITLE

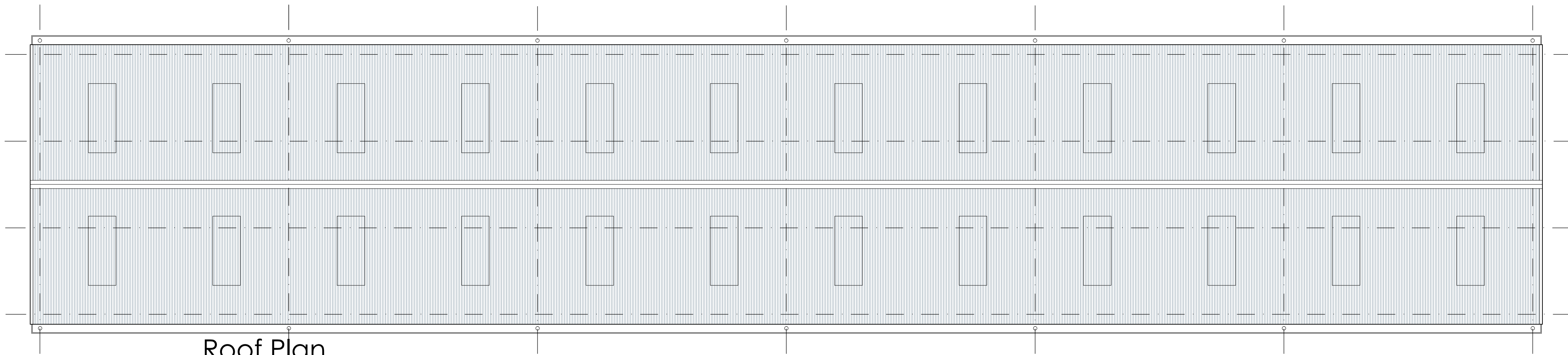
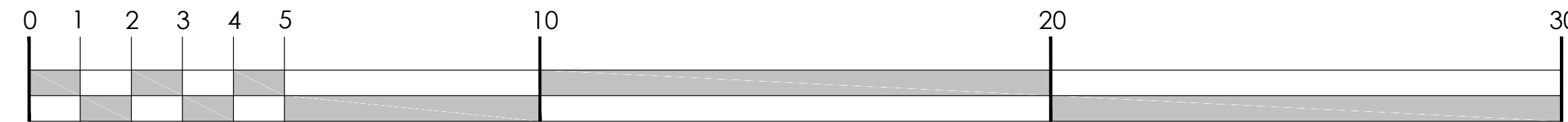
B8 Storage Containers
Site Layout

DRAWING NO.

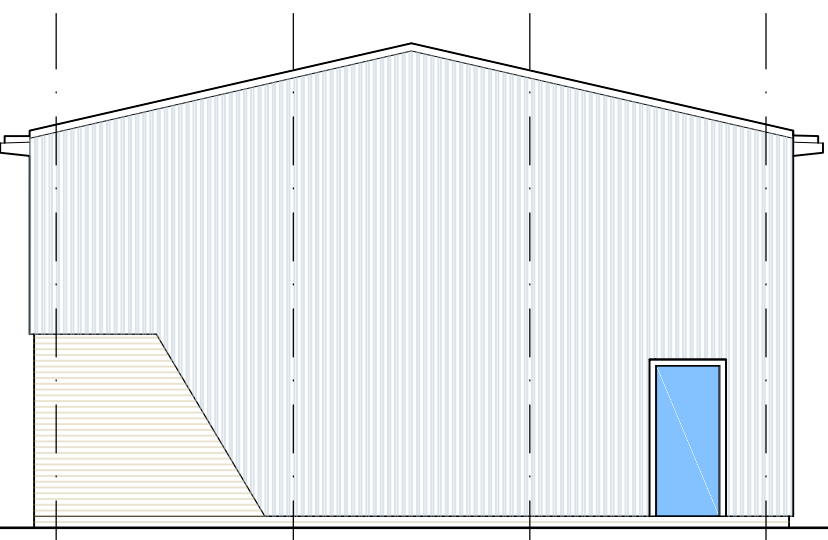
1179 - 11

REVISION

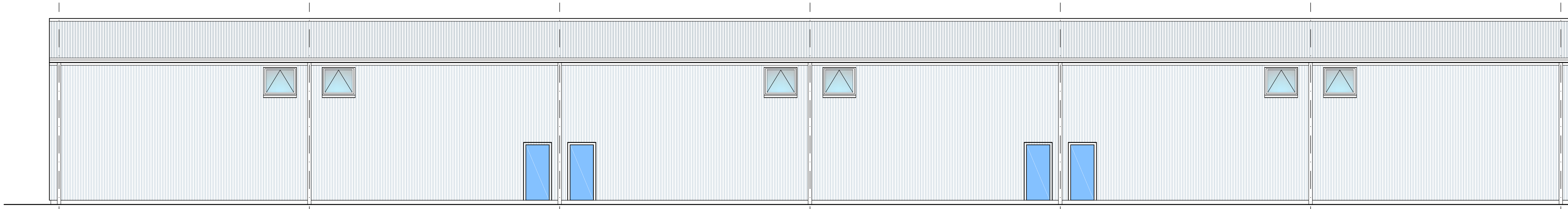
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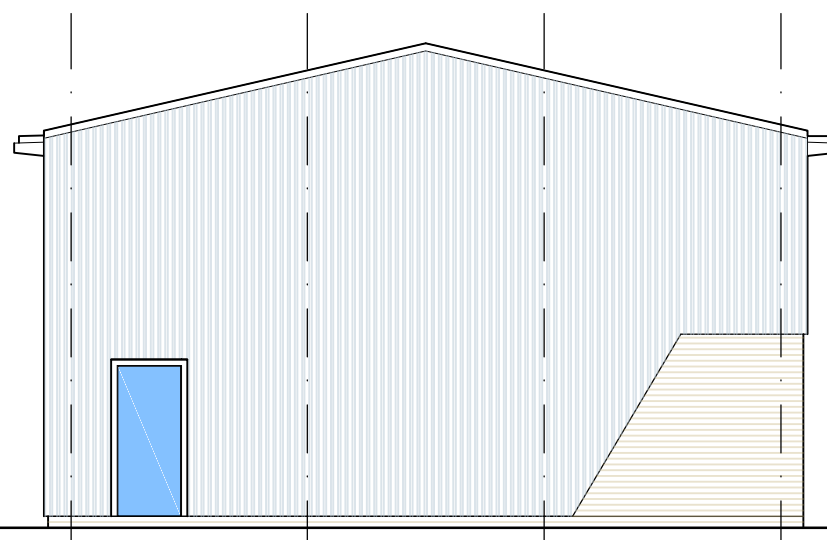
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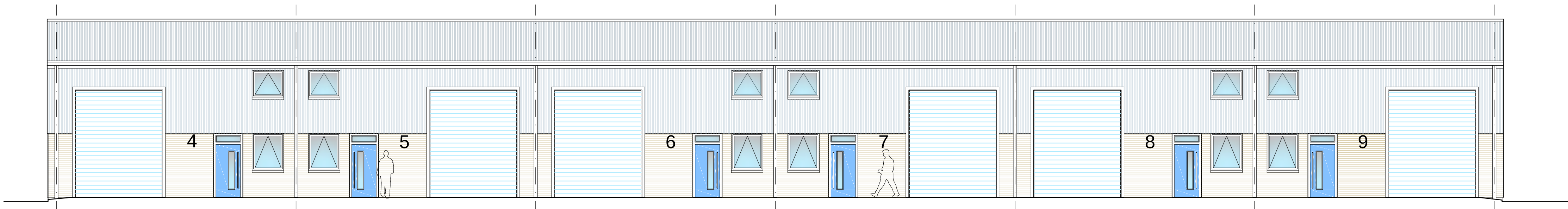
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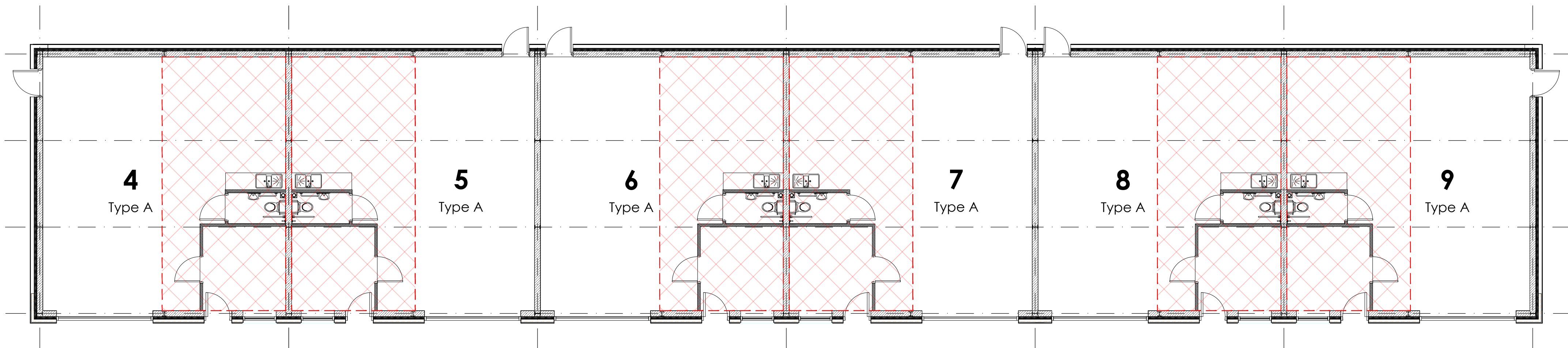
Rear Elevation



Side Elevation



Front Elevation



Floor Plan

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

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



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T: 01206 662391 E: info@kj-architects.co.uk W: www.kj-architects.co.uk

DATE OF PLOT: 04.05.18
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CAD REFERENCE: S:\Drawings\2017 Job Numbers\938-17 - Starter Units Burwell

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

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

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

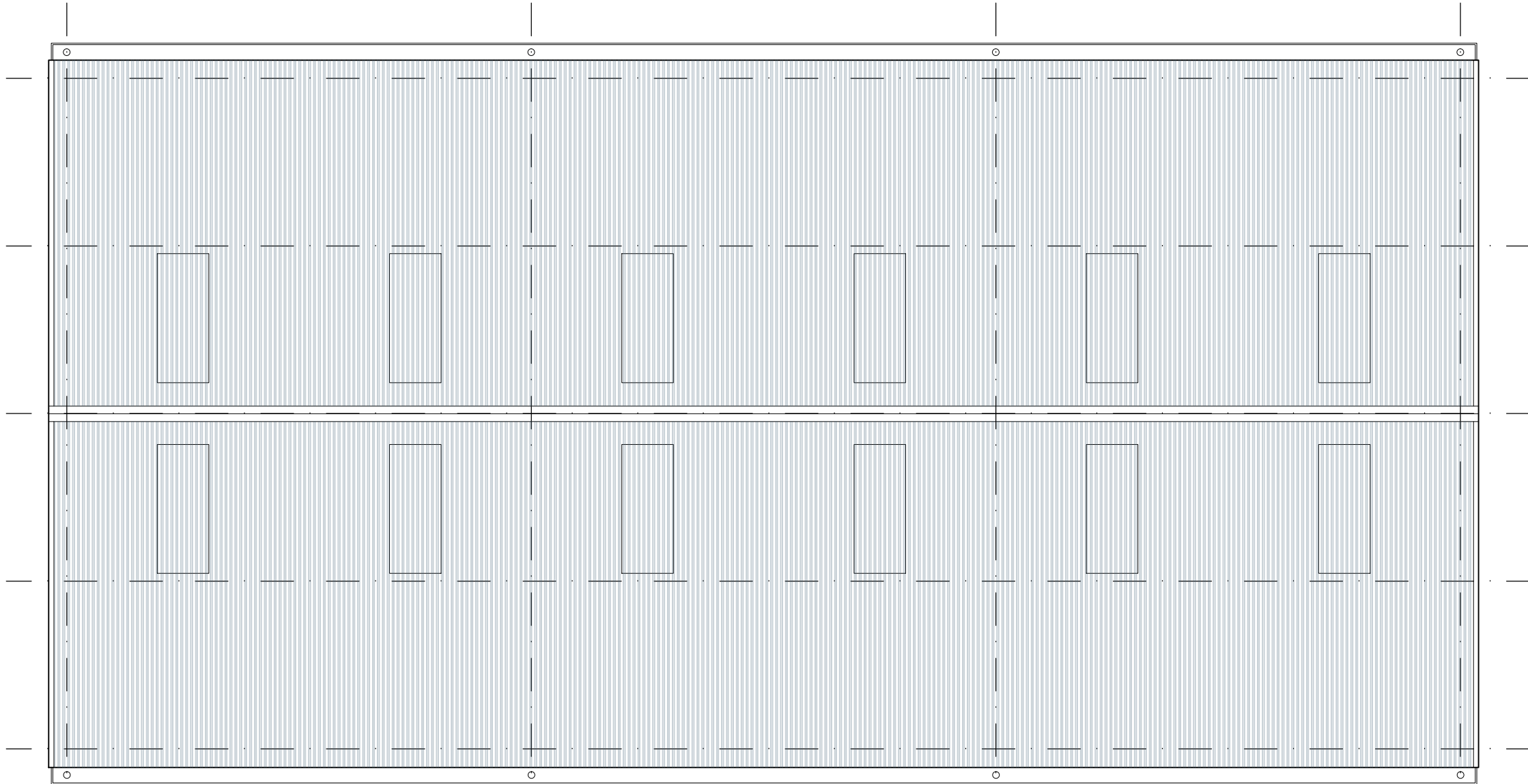
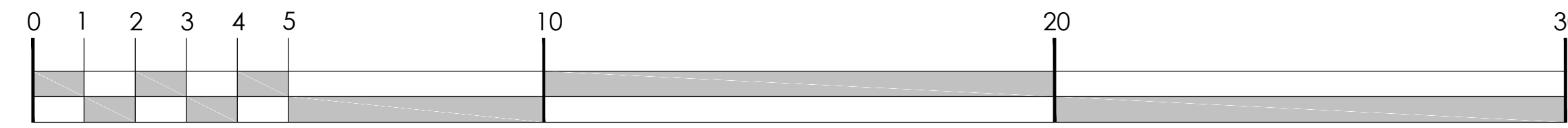
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JOB NO.: 938-17
PROJECT ARCHITECT: KJ

DRAWING TITLE:
BLOCK B
Plan & Elevations

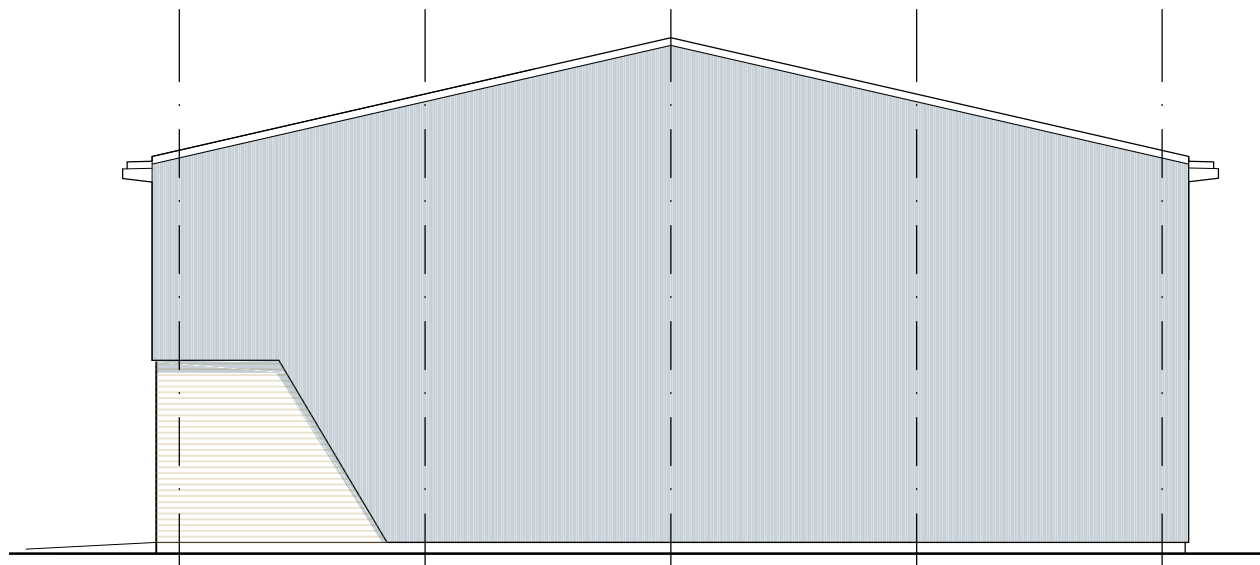
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REVISION:

RIBA 
Chartered Practice

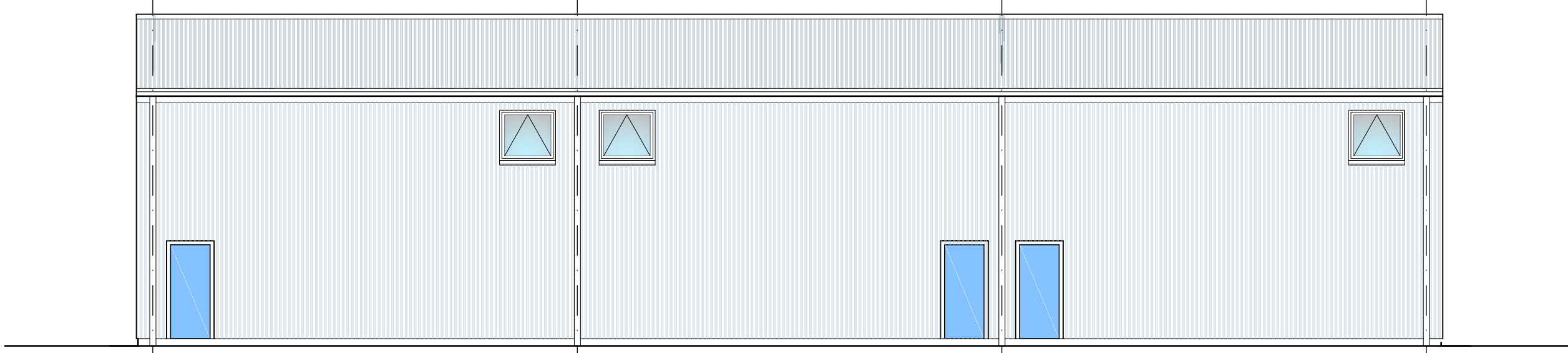
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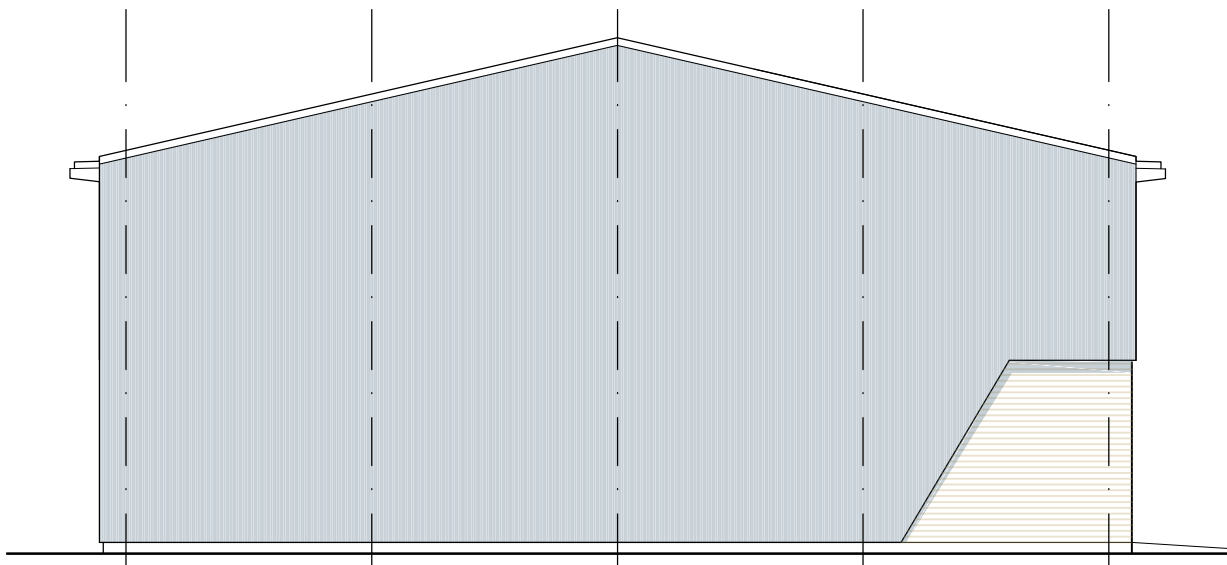
Roof Plan



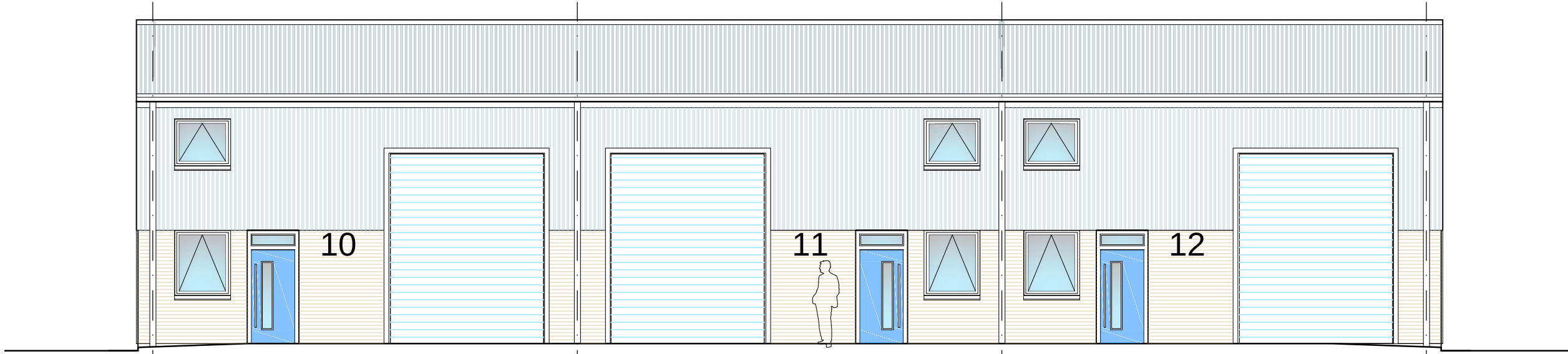
Side Elevation



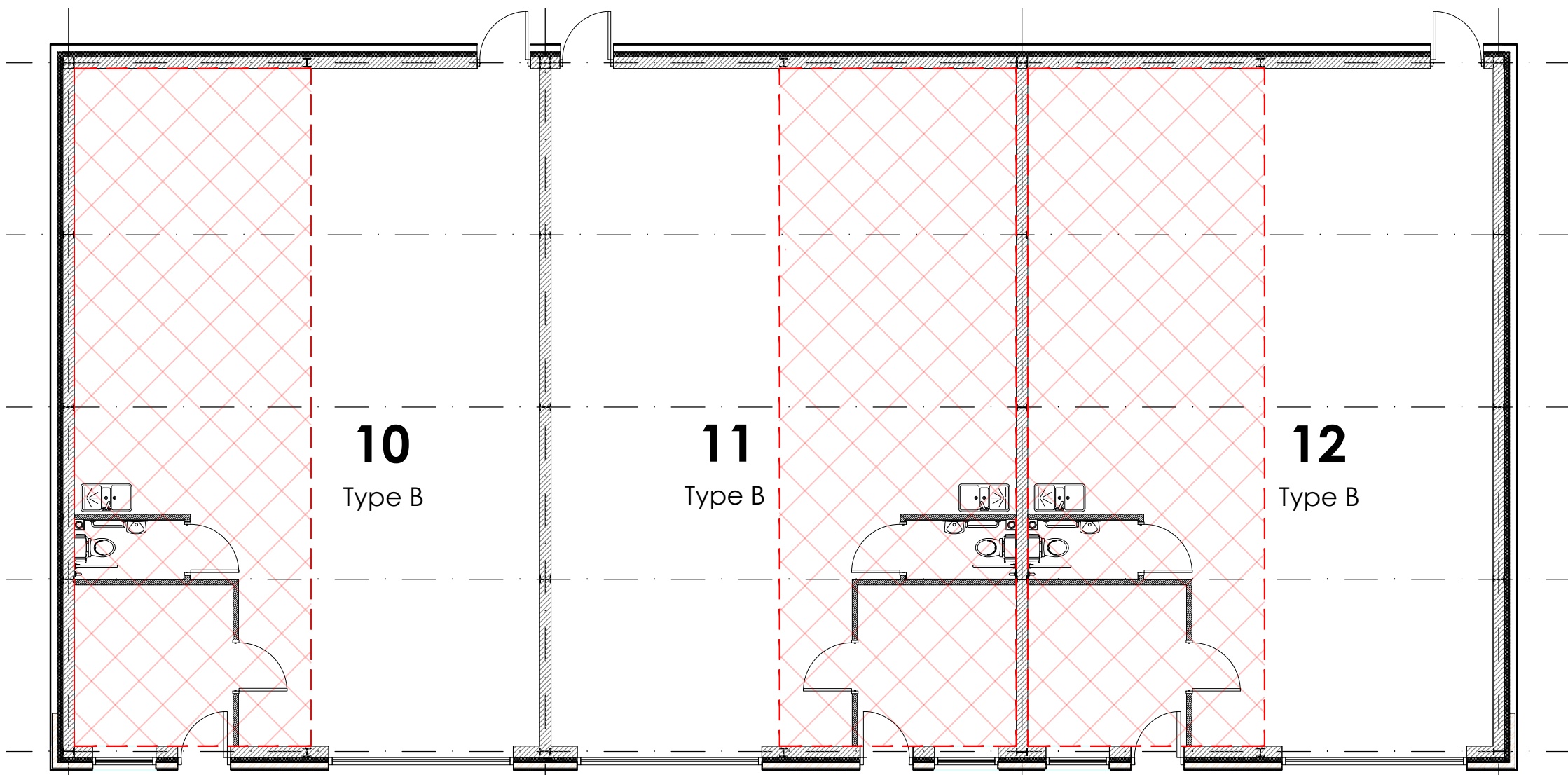
Rear Elevation



Side Elevation



Front Elevation



Floor Plan

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

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



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DATE OF PLOT: 04.05.18

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

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

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

DRAWN: KJ	CHECKED: [Signature]	AUTHORISED: [Signature]
SCALE: 1:100 @ A1	JOB NO.: 938-17	PROJECT ARCHITECT: KJ

DRAWING TITLE:
BLOCK C
Plans & Elevations

DRAWING NO.: 938-07	REVISION:
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RIBA
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ISO 9001
REGISTERED FIRM

BLOCK C 1:100

26/00520/FUL

Site of Former Pattersons Stores

11 Mill Street

Isleham

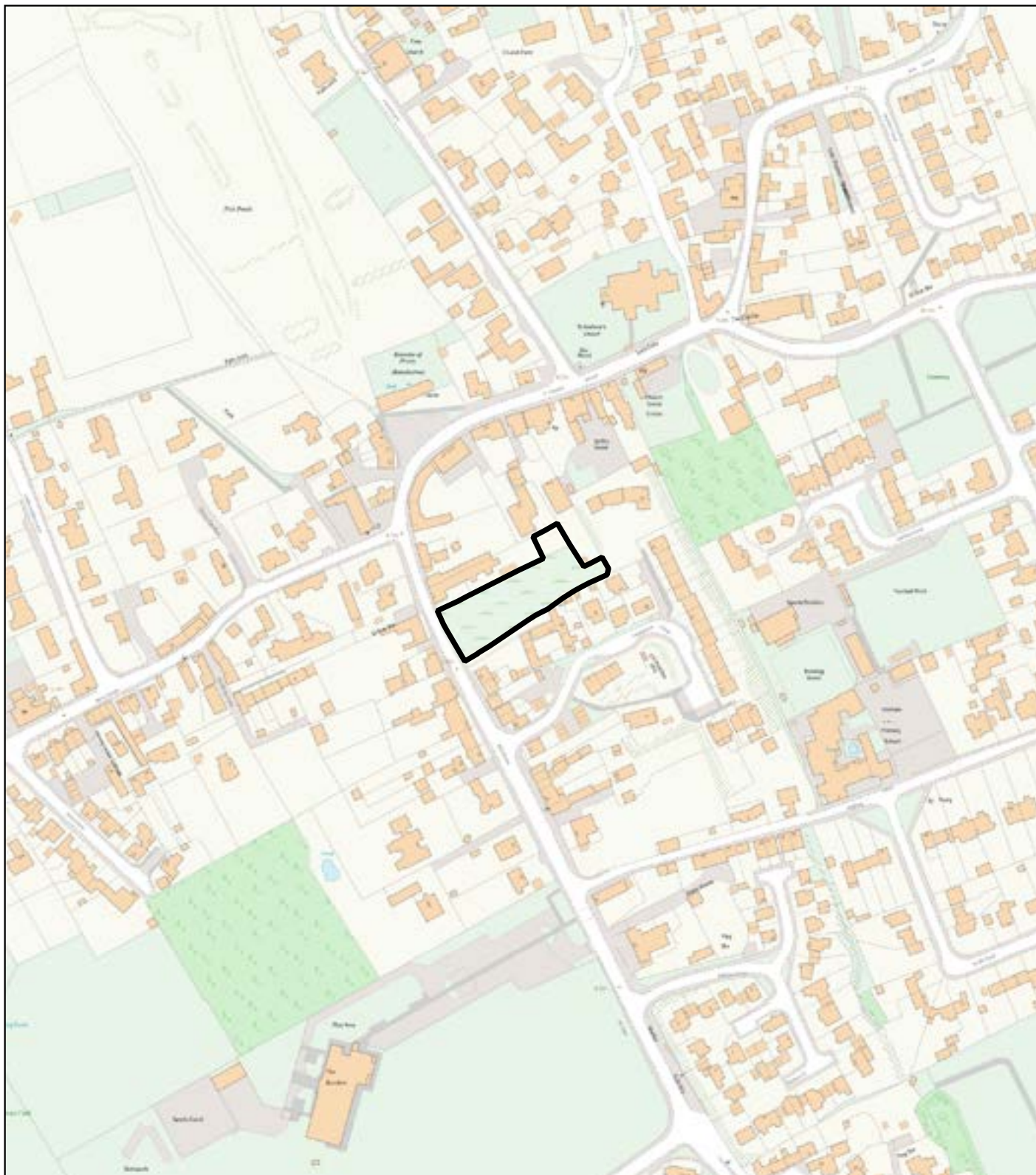
CB7 5RY

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).

To view all of the public access documents relating to this application please use the following web address or scan the QR code:

<https://pa.eastcambs.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=TF0NFYGGGOC00>





26/00520/FUL

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

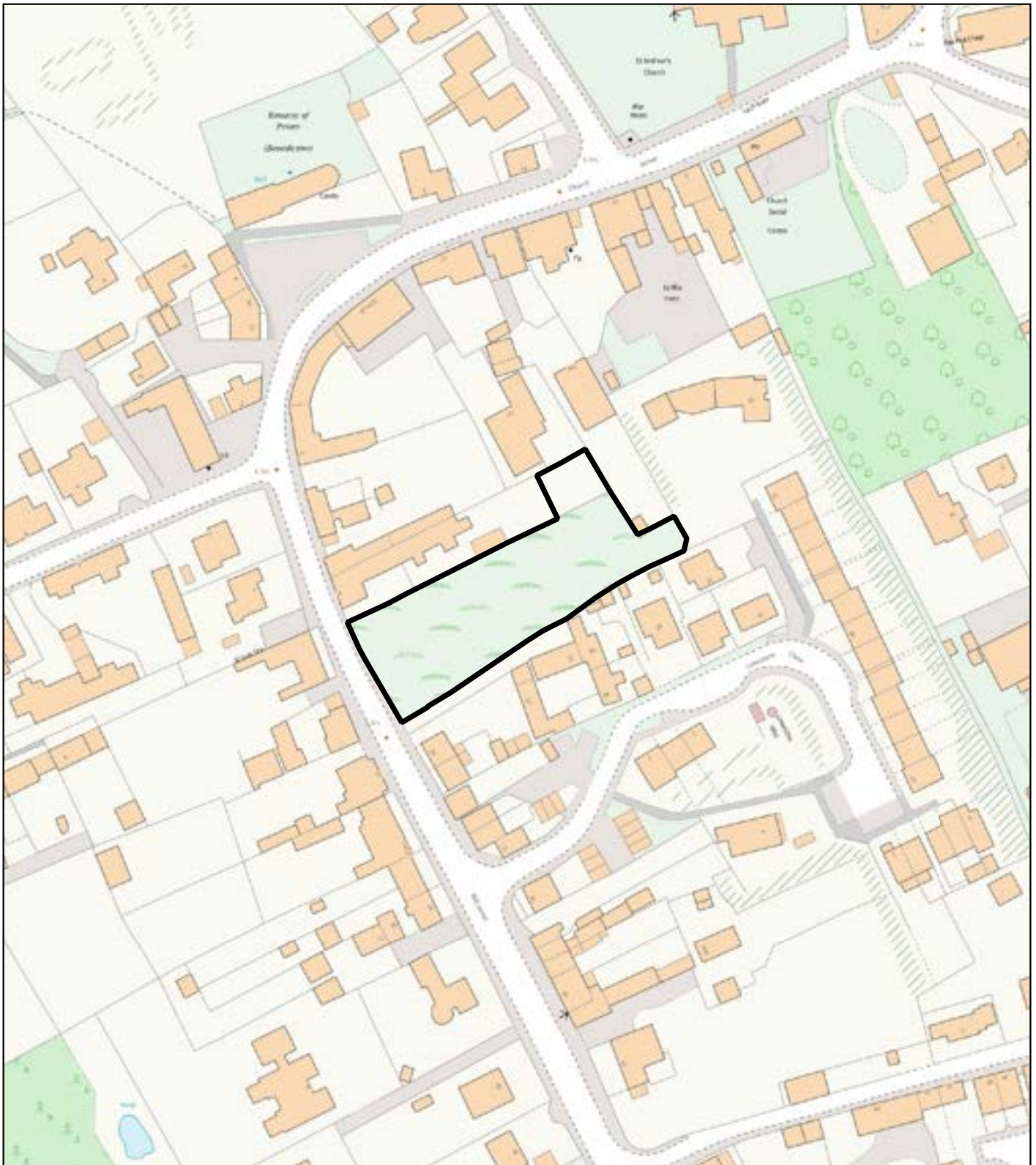


East Cambridgeshire
District Council

Date: 20 Aug 2026
Scale: 1:3,000



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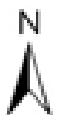
26/00520/FUL

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



East Cambridgeshire
District Council

Date: 20 Aug 2026
Scale: 1:1,500



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TITLE: 26/00520/FUL

Committee: Planning Committee

Date: 2 September 2026

Author: Planning Officer

Report No: AB59

Contact Officer: Olivia Akroyd, Planning Officer
Olivia.Akroyd@eastcambs.gov.uk
01353 616240
Room No 011 The Grange Ely

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.

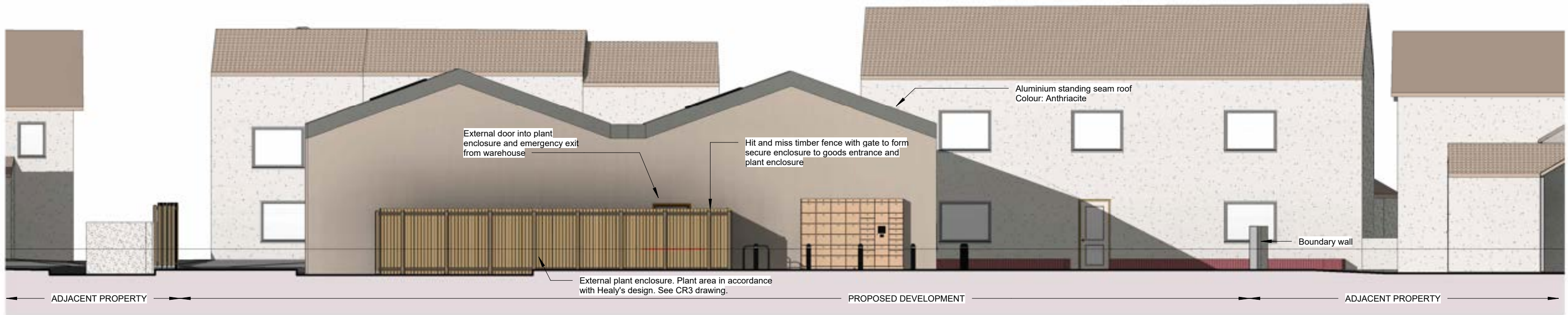
The approved CEMP shall be adhered to at all times during all phases of the development.

- 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

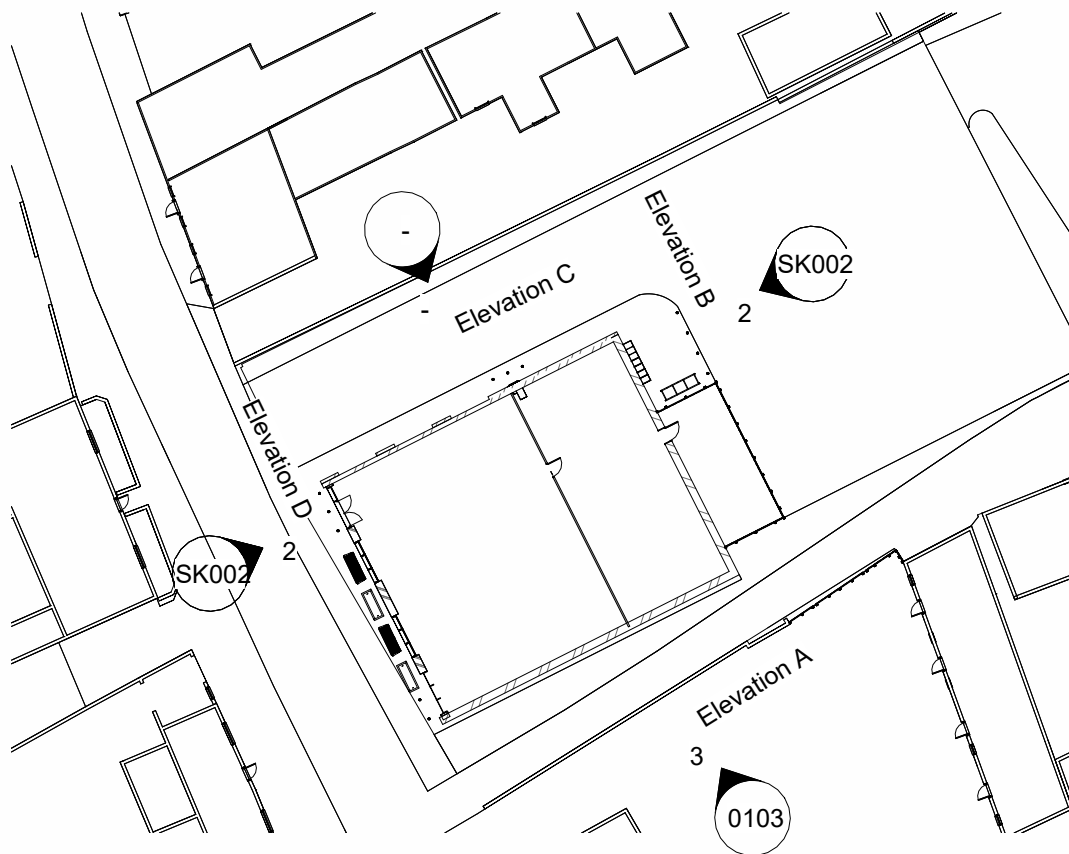
following completion of measures identified in the approved remediation scheme a verification report must be prepared, and approved in writing by the Local Planning Authority.

- 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

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

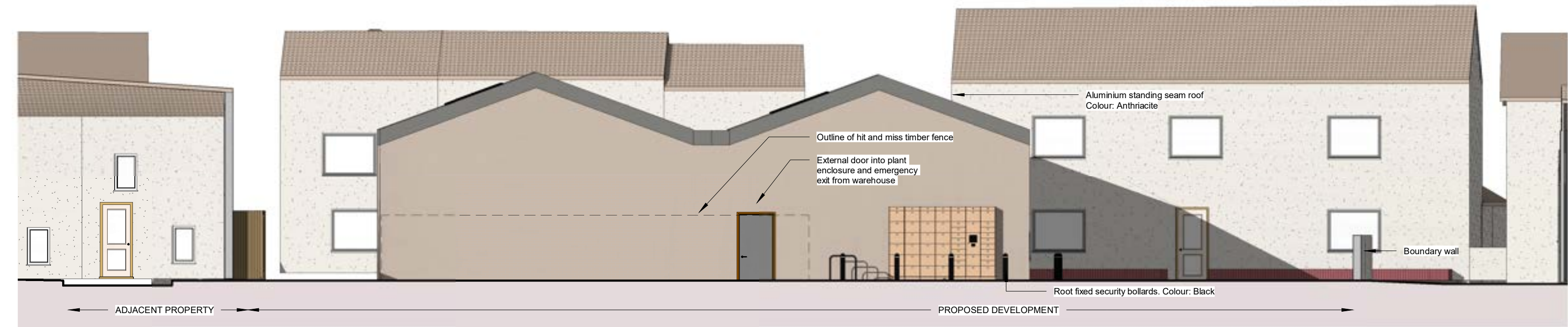
Project No: A1143 Revision: P4

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

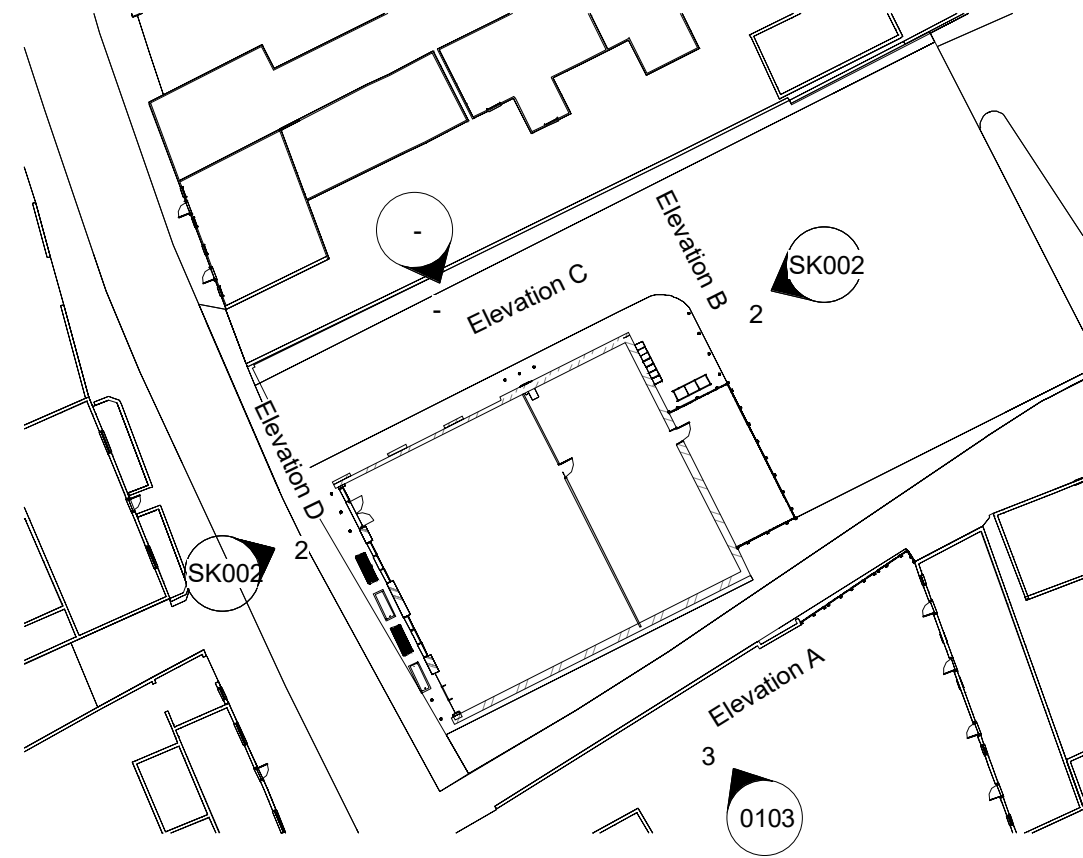




Elevation A
1 : 100



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

Date: 17/07/25

Drawn by: RK

Project No: A1143

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

Status:

Checked by: CS

Scale @ A1: As indicated

Revision: P8

NOTE:
This drawing has been prepared on original OS survey information in conjunction with a topographical survey undertaken by Greenhatch Group on the 22nd April 2025. Bowman Riley Architects cannot accept responsibility for the accuracy of third party information, or any alterations post survey. As such all dimensions and areas should be checked on site and the architect informed of any discrepancies.

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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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 Floor Plan

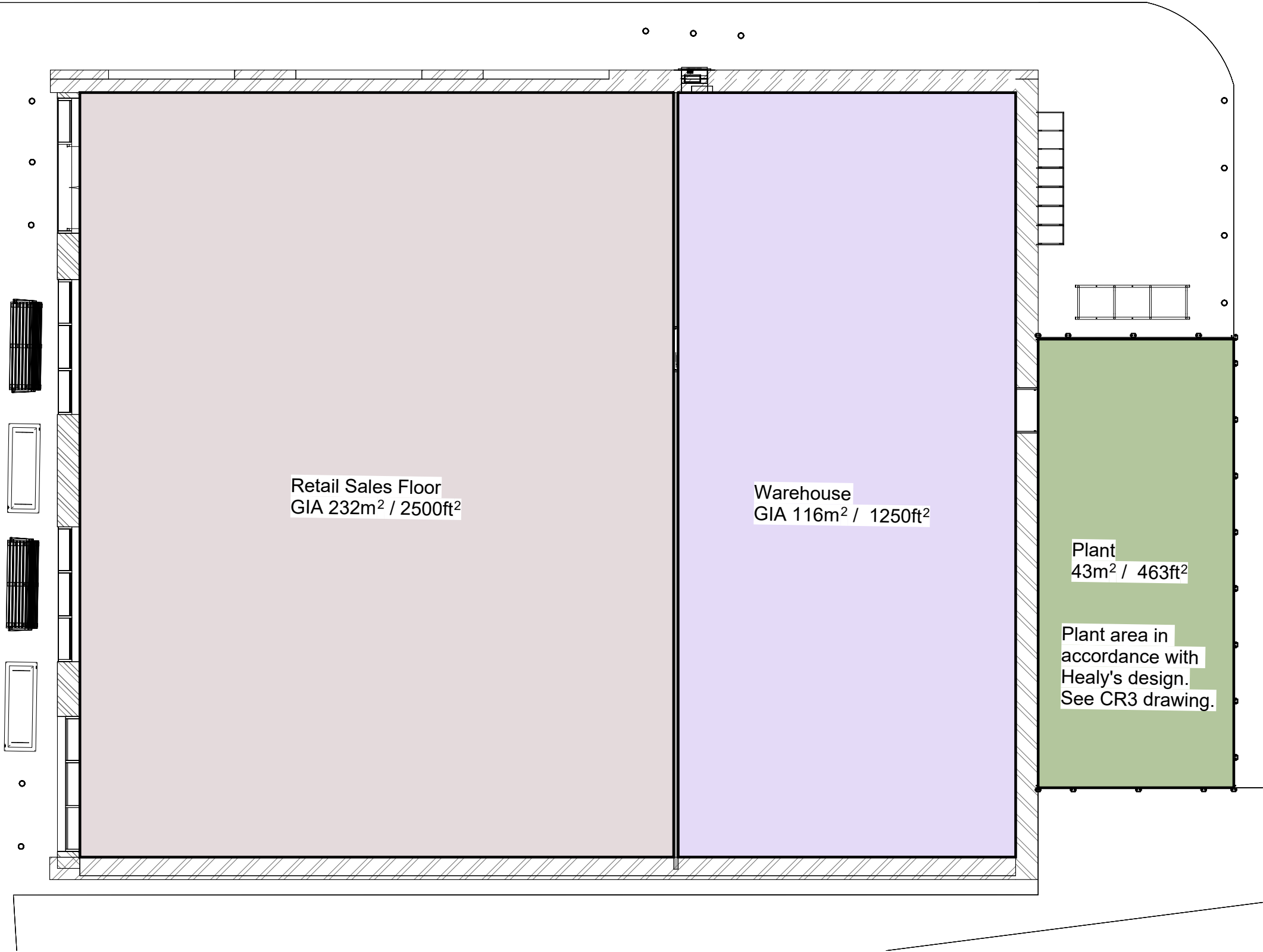
Purpose of issue:Information Status: S2

Date: 06.08.25 Checked by : CS

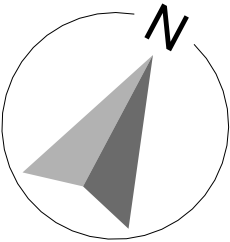
Drawn by:RK Scale @ A3 : 1 : 100

Project No: A1143 Revision: P6

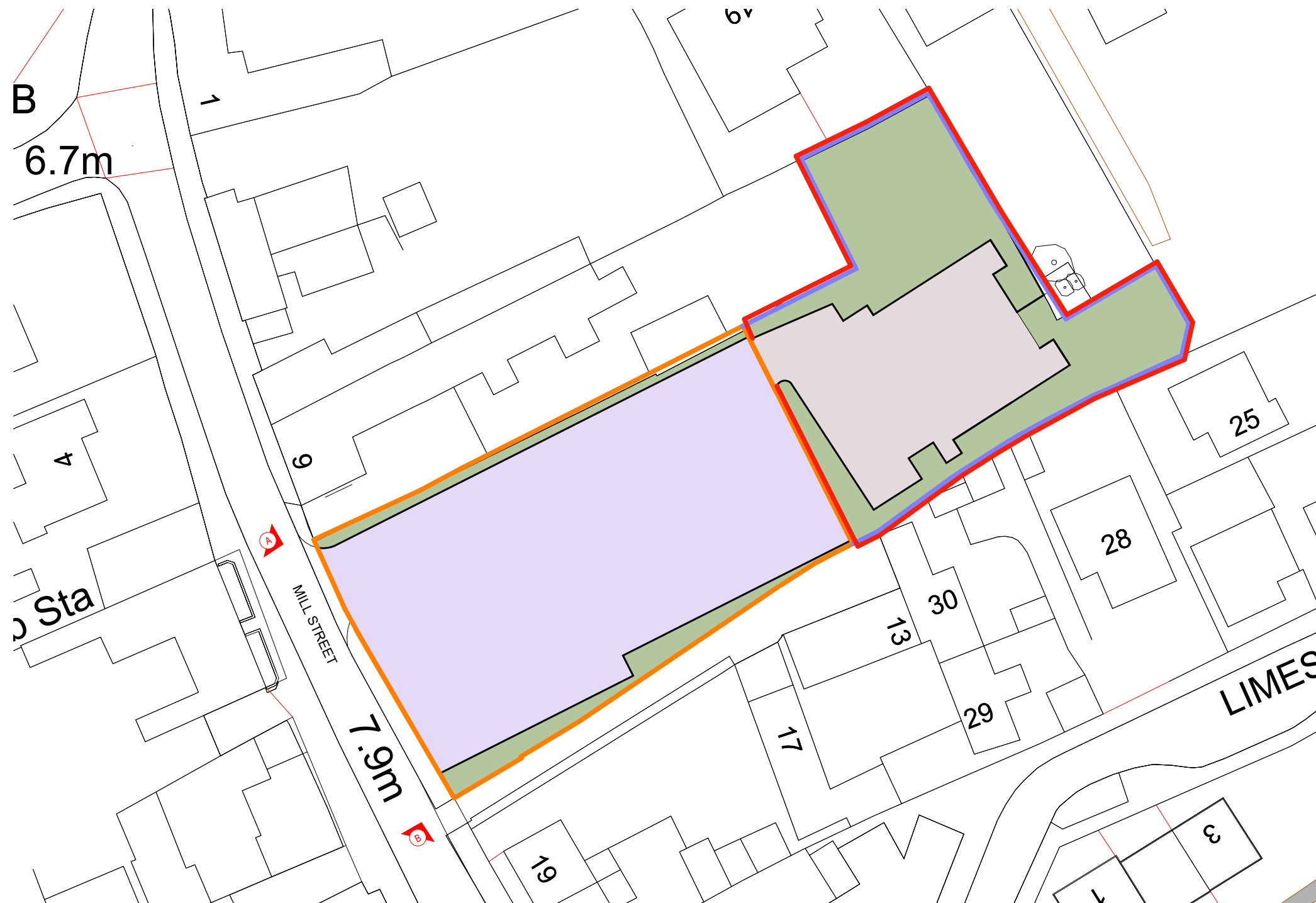
Drawing No:A1143-BOW-A0-ZZ-DR-A-0102



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

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 Parameters Plan

Purpose of issue:Planning Status:

Date: 13.10.25 Checked by: CS

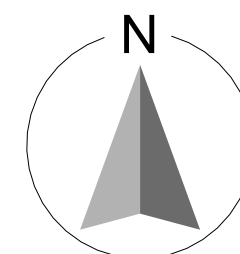
Drawn by:RK Scale @ A3: 1 : 500

Project No: A1143 Revision: P7

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

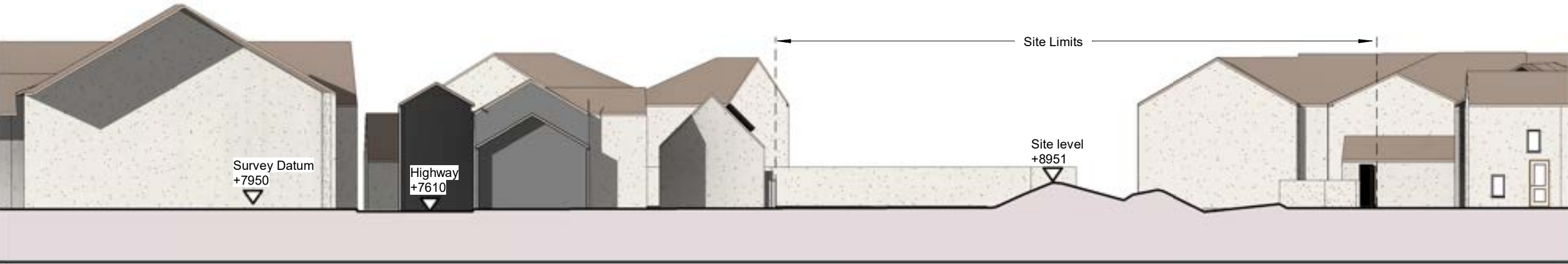


Proposed Parameters Plan
1 : 500





Existing Section A-A
1 : 200

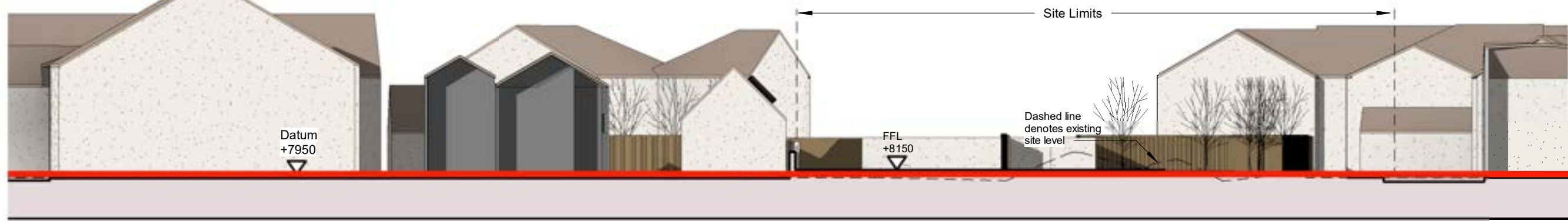


Existing Section B-B
1 : 200

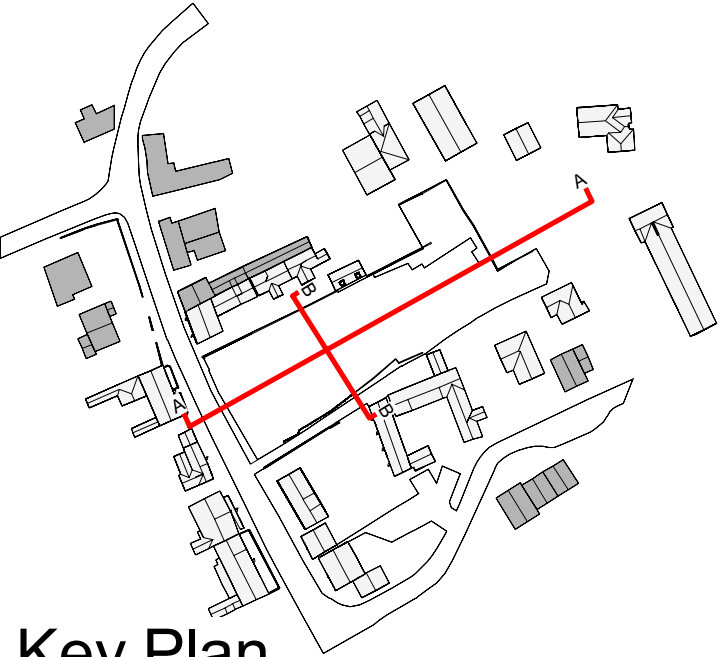
Red line denotes datum level across the site. Taken from station point GH2 as specified on the topographical survey produced by Greenhatch Group March 2025. Level +7950 represents a station point from which all proposed finished floor levels have been based upon subject to final technical design stage.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

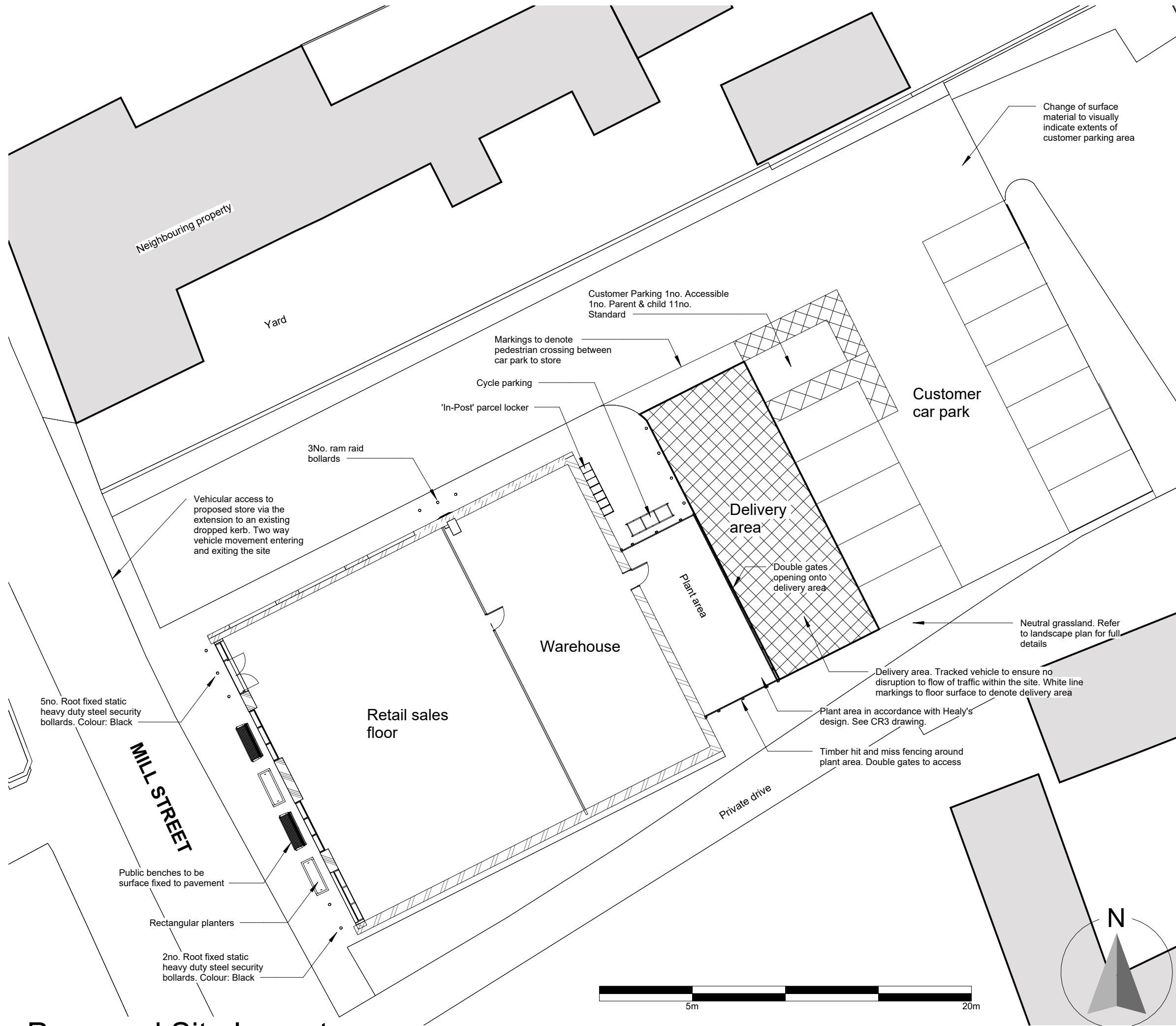


Key Plan
1 : 2000

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

P8 Minor amendment21.08.27 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 ADL02.04.26 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 reconfigured05.03.26 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 124.02.26 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	





NOTE:
This drawing has been prepared on original OS survey information in conjunction with a topographical survey undertaken by Greenhatch Group on the 22nd April 2025. Bowman Riley Architects cannot accept responsibility for the accuracy of third party information, or any alterations post survey. As such all dimensions and areas should be checked on site and the architect informed of any discrepancies.

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

P:\Architectural\Mixed Use\A1143 - Mill Street, Ely\A1143 - 07 Revit\A1143-BOW-ZZ-DR-A-0001-P4_Site Model_detached.rvt

Planning Performance Report – July 2026

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

All figures include all types of planning applications.

Determinations

	Total	Major	Minor	Householder	Other	DIS/NMA	Trees	Pre-app
Determinations	132	1	13	24	18	31	30	15
Determined on Time (%)	-	100% (90% within 13 weeks)	92% (80% within 8 weeks)	96% (90% within 8 weeks)	100% (90% within 8 weeks)	65% (80% within 8 weeks)	100% (100% within 8 weeks)	N/A
Approved	107	1	12	24	10	30	30	N/A
Refused	10	0	1	0	8	1	0	N/A

Validations

97% of applications validated within 5 working days (ECDC target is 85%).

	Total	Major	Minor	Householder	Other	DIS/NMA	Trees	Pre-app
Validations	138	4	16	28	24	28	22	16

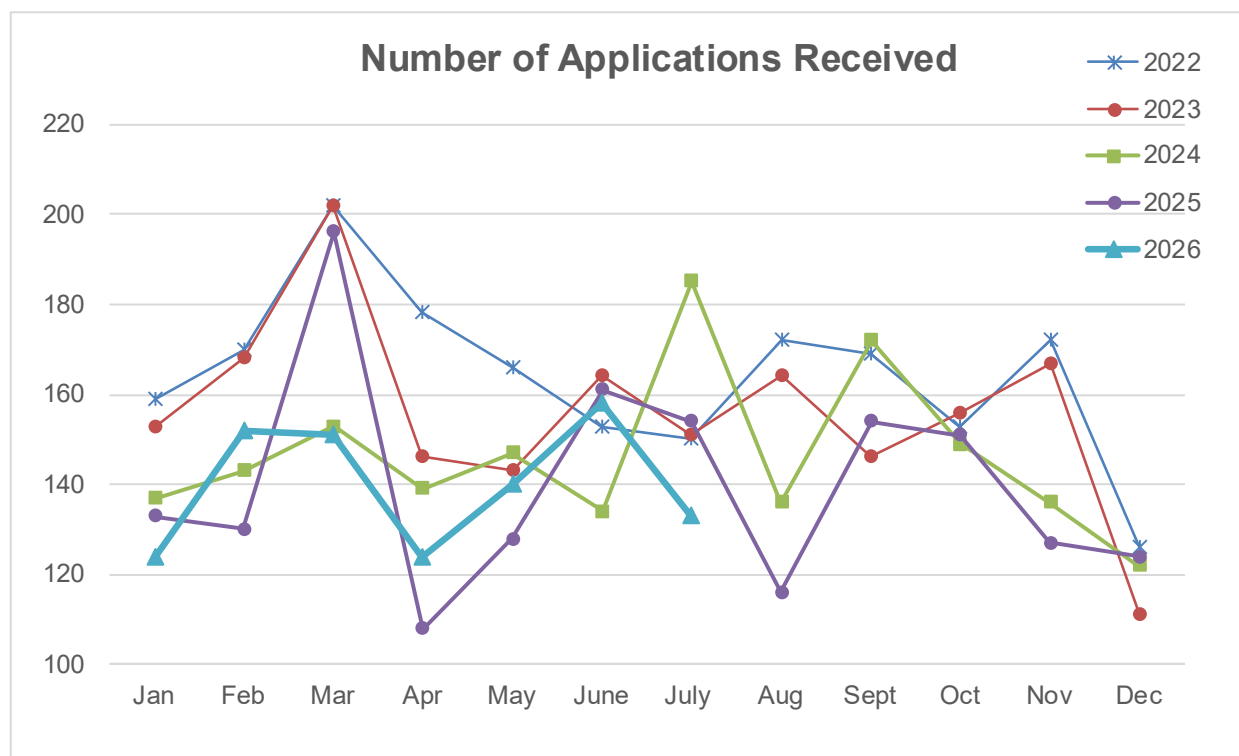
Open Cases by Team (as of 11 Aug 2026)

	Total	Major	Minor	Householder	Other	DIS/NMA	Trees	Pre-app
North Team (7 FTE)	142	12	35	25	21	33	0	16
South Team (7 FTE)	194	18	30	32	43	53	0	18
No Team (2 FTE)	26	0	0	0	0	1	25	0

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

Applications Received

The Planning department received a total of 133 applications in July 2026 which is a 14% decrease to the total received in July 2025 (154) and a 16% decrease to the total received in June 2026 (158).



Planning Appeals Received

Valid appeals received in July 2026: 1

Appeal reference	Site Address	Decision Level
26/00016/REFAPP	Land North East Of 70 St Johns Avenue Newmarket Suffolk	COMM

Planning Appeals Decided

Appeals decided in July 2026: 2

Appeal reference	Site Address	Decision Level	Outcome
25/00002/REFAPP	Flint Cottage 21 The Green Ashley Newmarket Suffolk CB8 9EB	DEL	DISMIS
26/00005/REFAPP	Mulberry House 17A Forehill Ely Cambridgeshire CB7 4AA	DEL	ALLDIS

Planning Appeal Hearings

Upcoming appeal hearing dates: 1

Appeal reference	Site Address	Decision Level	Hearing Date
26/00014/REFAPP	Land Southwest Of Hightown Drove Burwell Cambridgeshire	COMM	01 Dec 2026

Enforcement

New complaints registered in July 2026: 23 (0 proactive)

Cases closed in July 2026: 26 (2 proactive)

Notices served in July 2026: 8

Open cases per officer as of 12 Aug 2026: 160 (26 proactive) / 2.6fte = 61.5 FTE*

**The new Development Monitoring Officer started in Enforcement 03 Aug 2026. They have not been included in this report.*

Comparison of Enforcement complaints received during July

Code	Description	2025	2026
ADVERT	Reports of unauthorised adverts	1	1
BNGBRE	Reports of breaches of a mandatory BNG condition		
COND	Reports of breaches of planning conditions	6	11
CONSRV	Reports of unauthorised works in a Conservation Area		1
DEM	Reports of unauthorised demolition in a Conservation Area		
HEDGE	High Hedge complaints dealt with under the Anti-Social Behaviour Act		
HEDBR	High hedges breach		
LEGOB	Legal Obligation monitoring		
LEGOR	Legal Obligation report		
LISTED	Reports of unauthorised works to a Listed Building		1
MON	Compliance Monitoring		
OP	Reports of operational development, such as building or engineering works	5	4
OTHER	Reports of activities that may not constitute development, such as the siting of a mobile home		
PLAN	Reports that a development is not being built in accordance with approved plans		3
PRO	Proactive cases opened by the Enforcement Team, most commonly for unauthorised advertisements and expired temporary permissions	1	
TRECON	No notice of tree works in a Conservation area		
TREHDG	Hedgerow Regulations breach		
TRETPO	Unauthorised works to TPO tree		
UNTIDY	Reports of untidy land or buildings harming the visual amenity		
USE	Reports of the change of use of land or buildings	6	2
Total		19	23

Code Descriptions

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