

TITLE: 24/00146/FUM

Committee: Planning Committee

Date: 13 August 2024

Author: Planning Team Leader

Report No: Z49

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Site Address: Land Rear Of Health Centre Brewhouse Lane Soham Cambridgeshire

Proposal: Development of a new health care facility of 1,895m² (GIA) and pharmacy of 120m² (GIA) (Use Class E(e)), associated car parking, lighting, landscaping, public realm and utilities, demolition of existing Staploe Medical Centre, pharmacy, and 59 Brewhouse Lane (and associated structures), and utilisation of existing access on to Brewhouse Lane

Applicant: Mereside Medical And This Land Ltd.

Parish: Soham

Ward: Soham South

Ward Councillor/s: Ian Bovingdon
Lucius Vellacott

Date Received: 7 February 2024

Expiry Date: 23 August 2024

1.0 RECOMMENDATION

1.1 Members are recommended to APPROVE the application subject to the recommended conditions summarised below: The conditions can be read in full on the attached appendix 1.

- 1 Approved plans
- 2 Time limit- commencement
- 3 Noise impact assessment
- 4 Construction Environmental Management Plan
- 5 Ground piling
- 6 Landscape and Ecological Management Plan
- 7 Ecological survey and mitigation plan

- 8 Scheme of demolition and reinstatement
- 9 Soft landscaping submission
- 10 Bike and bin store elevations
- 11 Soft landscaping maintenance
- 12 External materials
- 13 BREEAM
- 14 Terrace screening details
- 15 Obscure glazing
- 16 Hours of use
- 17 Fire hydrants
- 18 Construction times and deliveries
- 19 Roof plant enclosure details
- 20 Noise levels - general
- 21 Noise levels – electrical substation
- 22 External lighting
- 23 Secondary access
- 24 Parking
- 25 Access drainage

2.0 SUMMARY OF APPLICATION

- 2.1 The application seeks consent for the construction of a replacement medical facility to the rear of the existing Staploe Medical Centre. The new facility would have a gross internal floor area of 1,895sqm (20,397sqft) and a pharmacy of 120sqm (1291sqft), (total 2015sqm / 21,689sqft). The proposal also seeks consent for the associated parking, lighting, landscaping, public realm and utilities, as well as the demolition of the existing medical centre buildings.
- 2.2 The proposed medical centre building would be rectangular in form, with a maximum height of 8.6m (28.2ft), length of 46.6m (152.8ft) and width of 27m (88.5ft). The building would be constructed from a mixture of materials including brickwork and vertical timber cladding. The building would feature aluminium glazing, projecting window surrounds and ventilation louvres.
- 2.3 The site would be laid out with parking to the south-east and north-east and the medical centre sitting centrally within the plot. To the north-west and south-west there would be landscaped green areas which abut residential boundaries. The site would be accessed through the existing medical centre site, with the access utilising the existing access arrangement. The proposed plans show that the site would be accessed in the future from the north, as part of the wider Soham Eastern Gateway allocation site which is under consideration (19/01600/ESO).
- 2.4 The application is brought in front of Planning Committee in accordance with the Council's constitution.
- 2.5 The full planning application, plans and documents submitted by the Applicant can be viewed online via East Cambridgeshire District Council's Public Access online service, via the following link <http://pa.eastcambs.gov.uk/online-applications/>.

3.0 PLANNING HISTORY

17/00551/FUM	Development of a new health care facility to deliver 2,215sq.m (GIA) D1 use floorspace, an ancillary retail pharmacy access, associated car parking, landscaping and public realm	Withdrawn	02.01.2019
19/01600/ESO	Outline planning application for up to 540 dwellings, a medical centre (E(e) use class), and up to 1,600 sqm GIA of use classes: E (a)(b)(c)(e)(f)(g) sui generis (r) hot food takeaway, F1, and F2 and associated highways and infrastructure works, drainage, open space and landscaping, with all matters reserved save for Phase 1 and 3B including landscaping, drainage, infrastructure works and open space, and access (including highways and infrastructure works) via a new roundabout to the A142, and new access points to the NE boundary of Staploe Medical Centre, the former garden centre, and to the boundary of land between East Fen Common and Cornwell Close.	Pending Consideration	

4.0 THE SITE AND ITS ENVIRONMENT

- 4.1 The site is 1.73Ha (4.2Acres) in size and is currently agricultural land, although forms part of the residential-led site allocation SOH3 in the East Cambridgeshire Local Plan 2015. The site is bordered to the south-east and south-west by residential development, with allotment land to the north-west, and agricultural land to the north-east. Soham High Street is approximately 500m (1640ft) from the entrance to the site.
- 4.2 The existing medical centre sits to the south-east of the proposed site and was originally granted permission in 1988. The site includes various areas of hardstanding for car parking, and the main medical centre building which is brick built. The building has been extended on multiple occasions.

5.0 RESPONSES FROM CONSULTEES

- 5.1 Responses were received from the following consultees and these are listed below. Please be aware that only the latest consultation responses are listed, however all consultation responses received during the consideration of this application are available on the Council's web site.

Soham Town Council - 22 March 2024

I am writing on behalf of Soham Town Council in support of the planning application recently submitted for the proposed new Staploe Medical Centre (application reference 24/00146/FUM).

Although some members of the Council dispute the need for further housing on the scale of the proposed Eastern Gateway, Councillors recognise the desperate need for a new medical centre to serve the town and its surrounding villages. The current centre is no longer fit for purpose, having been designed to serve 13,000 patients rather than the 24,000 now on its list. With this number set to increase as more housing comes forward in Soham and the villages, it is vital that a new, modern medical centre is built to keep pace with demand.

The planning application submitted represents a significant milestone for our community on the journey towards better healthcare facilities for our residents, and the Town Council would like its support for the proposal to be noted to the Planning Committee.

Fordham Parish Council - 26 March 2024

We as a Parish Council fully support this application, a new medical facility is required due to the sheer scale of the Soham & surrounding villages populations which are increasing. In Fordham alone, we have seen a huge growth in our population who will undoubtedly require access to the medical facilities in Soham. The community in this whole area will only continue to grow and the medical facilities must be brought up to date, and be future proofed to deal with the ever-increasing footfall.

Chippenham Parish Council- 14 March 2024

Chippenham Parish Council met on Monday 11th March to discuss the above planning application.

The council supports this application. They consider the new surgery necessary so that they can expand to accommodate the growing need for GP services in the surrounding area.

Wicken Parish Council - 15 March 2024

No concerns

Ward Councillors (Cllr M Goldsack)- 15 February 2024

I believe that this planning application represents a huge step forward for the support of our community and that of neighbouring villages. These facilities will serve Soham and surrounding villages for many years and allow the practice to do more than they are currently able to take on.

My endorsement of this application is standalone for this application, especially as I now see it proposes an increased number of car parking spaces that originally proposed.

Ward Councillors (Cllr K Horgan)- 15 February 2024

The development of a new Medical Centre for Soham and the surrounding area is vital to the health needs of local patients and therefore I am fully supportive of this application. As a Town and District Councillor for Soham North I have spoken with many residents and they are all in favour of this proposal. As one of the many 'new' families to move to East Cambridgeshire the population growth here has been

considerable since the current facility was built. A new, modern, spacious building is long overdue and I urge the planning committee to vote in favour of this important proposal.

Ward Councillors (Cllr L Vellacott) - 11 March 2024

I write in support of the above application for a new medical centre in Soham and would request that this email be treated as a formal consultation response and uploaded to the application.

The need for further housing on the scale of the Eastern Gateway is rightly disputed by local people. However, amongst that discussion, there is unanimity on the desire for improved community medical services in our town.

Having been involved closely with Staploe Medical, it is clear that no other site in the town could receive the necessary capital funding and business case approval from the NHS in order to achieve such improvements. This application and a land swap is therefore necessary. We cannot pass up this opportunity.

It is my solemn determination to have development led by the community rather than imposed on us. This application has demonstrated this. This improvement of our healthcare infrastructure is high-quality and much needed for Soham.

It should be noted that my expression of support is standalone for this specific application for the new medical centre. I support any initiative which works towards achieving the best deal for Soham overall.

Thank you for your attention.

NHS England - 6 March 2024

To confirm, this is an identified priority project for the Integrated Care Board and is supported by health commissioners to increase capacity to meet the needs of planned housing and population growth within this patient catchment area.

The benefits to both current and future patients will include the delivery of services from a more modern and fit for purpose facility, increasing the maximum capacity of face-to-face appointments available from the site each day, and facilitate a significant increase in the number of staff that can be safely accommodated on the site each day.

I can confirm that the ICB have approved the Medical Centre's Outline Business Case to date with recommendation to develop their Full Business Case once planning consent has been granted.

Technical Officer Access - 29 February 2024

Can any toilets that are intended for disabled use have doors opening outwards not inwards please?

Waiting area clearly defined or colour coded so people know where to wait and there's plenty of room for wheelchairs to manoeuvre around the area?

All footpaths on the outside and outskirts are flat and slip proof.

Re parking I know that only 6% need to be allocated for disabled use however given that by 2030 all cars are supposed to be electric the ratio of parking spaces for electric cars and disabled seems a bit odd?

This centre hopefully will take the people in Soham and surrounding area past 2030 so it makes sense to forward plan of sorts.

Could there be consideration for a few disabled parking spaces (of the 7 spaces shown) to have electric charging points? My concern is that as there are 10 spaces allocated for electric charging spaces and 7 for disabled, if a disabled person has an electric car they could use one of the electric charging points but if provision is there in the first place there will be less chance of this happening (if this makes sense).

ECDC Trees Team - 15 March 2024

The submitted arboricultural information indicates that only one category B tree will be removed as such a minimum of 1 tree would be required for compliance with policy SPD.NE8: Trees and Woodland Natural Environment Supplementary Planning Document 2020 it is clear that there would be sufficient space available to achieve this. All other tree removals relate to the trees poor condition, the pruning required to facilitate the development are reasonable and proportionate. Tree T015 an Elm tree is an extremely high value tree as per the report and must be retained as a priority if the area in proximity to it is redeveloped.

Some aspects of the tree planting scheme will need adjustment such as planting trees likely to support a high aphid population (e.g. *Betula pendula* + *nigra*) in proximity to parking areas due to the resulting Honey dew issues. It might also be advisable to reconsider the group of *Crataegus monogyna* in proximity to the building as this is a high water demanding species that is often linked to subsidence issues so the current proposal would likely require additional engineered footings as mitigation for this. The proposed *Salix* and *Populus* trees in the rain garden area are likely to cause issues with the adjacent parking area as they develop in size as they are shallow rooted high water demanding species likely to damage the parking area surface and kerbing. Some of the trees in the southern parking area may not have sufficient soil volume available for them to thrive in the long term for example *Acer campestre* requires 21m³ of soil to thrive. *Alnus glutinosa* 17m³, *Carpinus betulus* 17m³, *Populus tremula* 35m³ and *Salix* species 25m³.

Due to the issues mentioned it may be preferable to confirm the soft landscaping aspects of this development by condition.

East Cambs Ecologist - 10 July 2024

I withdraw my objection for this development.

I accept appendix 3 for the metric and been reassured that it has been accounted for within the metric. This will provide a measurable gain in biodiversity of 21% and is acceptable. Please condition a LEMP covering the 30 year management of this site to maintain the habitats onsite as this would not be a significant increase in BNG.

Condition Bat surveys and suitable mitigation plan to be submitted prior to works carried out on the existing medical centre. The PEA mitigation should be carried out

as a precautionary measure however, additional mitigation maybe required in the future.

Environmental Health (Scientific) - 1 August 2024

Thank you for consulting me on the above proposal. I have read the Phase 1 Geo-Environmental Desk Study report dated 31st January 2024 prepared by EPS and accept the findings that no plausible contamination risks have been identified. I recommend that a condition requiring site investigation, etc. is not required. The recommendations in Section 5 of the report should be followed to ensure safe development of the site, in particular the requirement for safe removal and disposal of asbestos.

Environmental Health (Domestic) - 25 July 2024

You have asked me to send a collated response which summarises my stance on the application.

I would advise that demolition and construction times and deliveries during the demolition and construction phases are restricted to the following:

07:30 – 18:00 each day Monday – Friday
07:30 – 13:00 on Saturdays and
None on Sundays or Bank Holidays

I would also advise that prior to any work commencing on site a Construction Environmental Management Plan (CEMP) shall be submitted and agreed in writing with the Local Planning Authority (LPA) regarding mitigation measures for the control of pollution (including, but not limited to noise, dust and lighting etc) during the construction phase. The CEMP shall be adhered to at all times during the construction phase, unless otherwise agreed in writing with the Local Planning Authority (LPA).

If it is necessary to undertake ground piling I would request that a method statement be produced and agreed in writing with the Local Planning Authority (LPA) before work takes place. This document should include the commitment to notifying nearby properties prior to the work commencing to advise how long the works will last. This notification should also provide a contact number so that if there are any concerns while the piling is taking place they can contact the contractor. If the method of piling involves impact driving I would request a commitment to the following restricted hours specifically for piling - 09:00 – 17:00 each day Monday – Friday and None on Saturdays, Sundays or Bank Holidays.

If there is no intention to utilise ground piling then I would request this be confirmed in writing and a Condition which prevents it be attached until such time as a ground piling method statement is agreed with the LPA.

The Application Form details hours of opening as 08:00 – 19:00 Monday to Friday, 08:30 to 17:00 on weekends and bank holidays. I note that the applicant has requested that they also have the flexibility to open until 22:00 a maximum of 3 days per week in order to accommodate general practice service contracts which may arise. I would ask that these hours are conditioned.

With regard to external lighting I am happy with the Lighting Scheme which discusses the operational timings for the lights.

The Site Plan in the D&AS indicates a landscaping buffer between the northern stretch of existing residential properties on Brewhouse Lane. This buffer does not run the entire length of the boundary with Brewhouse Land and I would ask whether it is possible to explore this so that all of the existing residents benefit from the buffer. I note the neighbour concerns about the proximity of the cycle and bin stores as well as the ambulance and delivery bay. If the buffer is to be extended then this would also address these raised concerns and so if there is the option to relocate these to a different façade I would ask that this is explored.

The NIA dated November 2023 works from data submitted as part of the Soham Eastern Gateway application (19/01600/ESO). Due to the scale of the 19/01600/ESO application ECDC requested an external review of the acoustic information submitted. This review is visible on the Portal under the 19/01600/ESO application and highlights several areas which need addressing if that application is to progress. The review raises concerns about the baseline sound levels which inform Table 7 in the NIA which details proposed plant noise limit levels. There are two options, we can either (prior to determination) ask for a revised NIA which takes in to account the concerns raised in the external review and provides a revised set of baseline sound levels to work from or we can conditionally approve this application and request a revised NIA at a later date to address this. If we are to conditionally approve the application I would recommend a Condition along the following lines –

“Prior to commencement, a Noise Impact Assessment for the site shall be submitted to and approved in writing by the Local Planning Authority. The assessment shall be prepared having regard to the observations and recommendations of the report by MAS Environmental Ltd, dated 27 January 2024 in regard to baseline sound levels. The development shall be carried out in accordance with the approved assessment.”

I would recommend the following condition to control noise from any external mechanical plant –

“The specific rated noise level emitted from the site shall not exceed the existing background noise level. The free field sound level shall be measured and/or calculated at the boundary of the nearest noise sensitive property. The noise level shall be measured and/or calculated in accordance with BS 4142:2014+A1:2019.”

The D&AS for Landscape indicates the presence of a substation to the north of the site. I would ask that the above Condition is worded so that it also applies to this but in addition I would also request the following Condition specifically for the substation –

“Low frequency noise from the electrical substation shall not exceed the criteria in any single 1/3 octave-band between 10 Hz and 160 Hz of the criterion curve set out in Section 4.1 of NANR45.”

The proposed Site Plan depicts an enclosure for roof plant. I would recommend a Condition which requires details of the enclosure for the roof plant before above ground construction begins.

The proposed Site Plan indicates a terrace connected to the staff room on the first floor. I had previously recommended consideration of a screen for the outside terrace along the facade that is closest to properties to minimise people noise and I understand that detail of the screening is to be submitted as a condition.

Finally, the applicants should be advised that planning permission does not confer immunity from action under statutory nuisance. Either by local authority or a private individual.

No other comments to make at this time but please send out the environmental notes.

Minerals And Waste Development Control Team - 21 February 2024

Thank you for consulting Cambridgeshire County Council, in its role as the Mineral and Waste Planning Authority (MWPA), on the above application. Having reviewed the available documentation, the MWPA wishes to make the following comments:

It is noted that the agent has not recognised that the Cambridgeshire and Peterborough Minerals and Waste Local Plan (July 2021) (the MWLP) is part of the development plan

(paragraph 4.2 of the Planning Statement - Carter Jonas February 2024).

The site lies within a Mineral Safeguarding Area (MSA) for Chalk and a MSA for Sand and Gravel. which are safeguarded under Policy 5 of the MWLP. This policy seeks to prevent mineral resources of local and/or national importance being needlessly sterilised.

Policy 5 sets out a number of exemptions (criteria (a) - (h)), for when Policy 5 is not applicable. One

of these exemptions is "(b) development which is consistent with an allocation in the Development Plan for the area;".

The application site lies within the Eastern Gateway Housing-led/mixed use allocation, Policy SOH 3 in the East Cambridgeshire Local Plan (April 2015). The MWPA is, therefore, content that the development falls under exception (b) of Policy 5 and consequently the Policy has been satisfied.

However, in the interests of sustainability the MWPA requests that the following informative is included on any permission:

"The site lies within a Chalk and Sand and Gravel Mineral Safeguarding Area, which indicates that there may be an underlying chalk and sand and gravel resource. The applicant is encouraged to make best use of any chalk and sand and gravel that may be incidentally extracted as part of the development."

If you have any questions regarding this response, please email using the contact details above.

Cambridgeshire Fire And Rescue Service - 29 February 2024

With regard to the above application, should the Planning Authority be minded to grant approval, the Fire Authority would ask that adequate provision be made for fire hydrants, which may be by way of Section 106 agreement or a planning condition.

The position of fire hydrants are generally agreed upon when the Water Authority submits plans to:

Water & Planning Manager
Community Fire Safety Group
Hinchingsbrooke Cottage
Brampton Road
Huntingdon
Cambs
PE29 2NA

Where a Section 106 agreement or a planning condition has been secured, the cost of Fire Hydrants will be recovered from the developer.

The number and location of Fire Hydrants will be determined following Risk Assessment and with reference to guidance contained within the "National Guidance Document on the Provision of Water for Fire Fighting" 3rd Edition, published January 2007.

Access and facilities for the Fire Service should also be provided in accordance with the Building Regulations Approved Document B5 Vehicle Access. Dwellings Section 13 and/or Vol 2. Buildings other than dwellings Section 15 Vehicle Access.

If there are any buildings on the development that are over 11 metres in height (excluding blocks of flats) not fitted with fire mains, then aerial (high reach) appliance access is required, the details of which can be found in the attached document.

I trust you feel this is reasonable and apply our request to any consent given.

Local Highways Authority - 28 June 2024

I have no objection in principle to the proposals. However, the below comments require attention to make the development acceptable in highway terms.

Comments

The amended Design and Access Strategy has addressed my previous comments regarding the development phasing. The new Phase 5 which connects Brewhouse Lane directly to the internal development roads rather than the rear of the medical centre car park is welcome and acceptable. This will provide the wider allocation connectivity as envisaged within the local plan policy while eliminating the risk of vehicle rat-running through the medical centre car park. However, the Phase 5 arrangement, i.e., the final access configuration, will need to include a 2m footway on both sides of the carriageway to ensure the provision of a high level of pedestrian connectivity.

As this link is outside of the application red line boundary, I will defer details on Conditions to the LPA. I would also welcome clarification from the applicant regarding the proposed use for the land occupied by the existing medical centre either side of the access road.

County Highways Transport Team - 23 July 2024

Background

The document reviewed is the email dated 16th July 2024 from Richard Seamark, the email contained technical note SOH-CDL-XX-XX-RP-TC-75207 Revision P08, dated 12/03/2024.

Transport Note Review

Each planning application should provide all the evidence and justification needed to support it. The technical note provided, SOH-CDL-XX-XX-RP-TC-75207 Revision P08 was written for application 19/01600/ESO, but it is acknowledged that it assesses the medical centre and its impacts. This is not a very thorough approach, but it is acceptable on this occasion.

Cycle Parking

The building designs submitted are not acceptable.

The bin store and the bike store should be separate buildings, with separate roofs and a physical gap between the two buildings.

Conclusion

The Highway Authority does not wish to object to the planning application subject to the following -

1. The bin store and bike store shall be two separate buildings, with separate roofs and a physical gap between them. Details shall be submitted to and approved in writing by the local planning authority.

Asset Information Definitive Map Team - 15 February 2024

Public Footpath, Number 65, Soham runs alongside the application site. To view the location of the ROW please view our interactive map online which can be found at <http://my.cambridgeshire.gov.uk/myCambridgeshire.aspx>.

Whilst the Definitive Map Team has no objection to this proposal, the Public Footpath must remain open and unobstructed at all times.

We are still in discussion with developers about the current right of way network.

Informatives:

Should you be minded to grant planning permission we would be grateful that the following informatives are included:

- o Public Footpath, Number 65, Soham must remain open and unobstructed at all times. Building materials must not be stored on Public Rights of Way and contractors' vehicles must not be parked on it (it is an offence under s 137 of the Highways Act 1980 to obstruct a public Highway).
- o The Public Footpath must not be used to access the development site unless the applicant is sure they have lawful authority to do so (it is an offence under S34 of the Road Traffic Act 1988 to drive on a Public Footpath without lawful authority)
- o No alteration to the Footpath's surface is permitted without our consent (it is an offence to damage the surface of a public footpath under s 1 of the Criminal Damage Act 1971).

o Landowners are reminded that it is their responsibility to maintain boundaries, including trees, hedges and fences adjacent to Public Rights of way, and that any transfer of land should account for any such boundaries (s154 Highways Act 1980).

Furthermore, the applicant may be required to temporarily close public rights of way whilst construction work is ongoing. Temporary Traffic Regulation Orders (TTROs) are processed by the County Council's Street Works Team and further information regarding this can be found on the County Council's website at <https://www.cambridgeshire.gov.uk/residents/travel-roads-and-parking/roads-and-pathways/highway-licences-and-permits/>

Environment Agency - 18 March 2024

I can see that this application does not have any constraints that fall within our remit. Therefore, we have no comments to make.

Anglian Water Services Ltd - 23 February 2024

ASSETS

Section 1 - Assets Affected

There are assets owned by Anglian Water or those subject to an adoption agreement within or close to the development boundary that may affect the layout of the site. Anglian Water would ask that the following text be included within your Notice should permission be granted.

Anglian Water has assets close to or crossing this site or there are assets subject to an adoption agreement.

Therefore the site layout should take this into account and accommodate those assets within either prospectively adoptable highways or public open space. If this is not practicable then the sewers will need to be diverted at the developers cost under Section 185 of the Water Industry Act 1991. or, in the case of apparatus under an adoption agreement, liaise with the owners of the apparatus. It should be noted that the diversion works should normally be completed before development can commence.

WASTEWATER SERVICES

Section 2 - Wastewater Treatment

The foul drainage from this development is in the catchment of Soham Water Recycling Centre that will have available capacity for these flows

Section 3 - Used Water Network

This response has been based on the following submitted documents: Medical Centre Proposed Drainage Layout Drawing SOH-CDL-XX-OO-DR-C-0512 and Soham Medical Centre-Drainage Strategy 1026142-RP-C-05-0004-21st December 2023 The sewerage system at present has available capacity for these flows. If the developer wishes to connect to our sewerage network they should serve notice under Section 106 of the Water Industry Act 1991. We will then advise them of the most suitable point of connection.

1. INFORMATIVE - Notification of intention to connect to the public sewer under S106 of the Water Industry Act Approval and consent will be required by Anglian Water, under the Water Industry Act 1991. Contact Development Services Team 0345 606 6087.

2. INFORMATIVE -

Protection of existing assets - A public sewer is shown on record plans within the land identified for the proposed development. It appears that development proposals will affect existing public sewers. It is recommended that the applicant contacts Anglian Water Development Services Team for further advice on this matter. Building over existing public sewers will not be permitted (without agreement) from Anglian Water.

3. INFORMATIVE - Building near to a public sewer - No building will be permitted within the statutory easement width of 3 metres from the pipeline without agreement from Anglian Water. Please contact Development Services Team on 0345 606 6087.

4. INFORMATIVE: The developer should note that the site drainage details submitted have not been approved for the purposes of adoption. If the developer wishes to have the sewers included in a sewer adoption agreement with Anglian Water (under Sections 104 of the Water Industry Act 1991), they should contact our Development Services Team on 0345 606 6087 at the earliest opportunity. Sewers intended for adoption should be designed and constructed in accordance with Sewers for Adoption guide for developers, as supplemented by Anglian Water's requirements.

Section 4 - Surface Water Disposal

The preferred method of surface water disposal would be to a sustainable drainage system (SuDS) with connection to sewer seen as the last option. Building Regulations (part H) on Drainage and Waste Disposal for England includes a surface water drainage hierarchy, with infiltration on site as the preferred disposal option, followed by discharge to watercourse and then connection to a sewer.

Anglian Water has reviewed the submitted documents Medical Centre Proposed Drainage Layout Drawing SOHCDL-XX-OO-DR-C-0512 and Soham Medical Centre- Drainage Strategy 1026142-RP-C-05-0004-21st December 2023) and can confirm that these are acceptable to us. We require these documents to be listed as approved plans/documents if permission is granted.

Section 5 - Trade Effluent

The planning application includes employment/commercial use. To discharge trade effluent from trade premises to a public sewer vested in Anglian Water requires our consent. It is an offence under section 118 of the Water Industry Act 1991 to discharge trade effluent to sewer without consent. Anglian Water would ask that the following text be included within your Notice should permission be granted.

"An application to discharge trade effluent must be made to Anglian Water and must have been obtained before any discharge of trade effluent can be made to the public sewer.

Anglian Water recommends that petrol / oil interceptors be fitted in all car parking/washing/repair facilities. Failure to enforce the effective use of such facilities could result in pollution of the local watercourse and may constitute an offence.

Anglian Water also recommends the installation of a properly maintained fat traps on all catering establishments.

Failure to do so may result in this and other properties suffering blocked drains, sewage flooding and consequential environmental and amenity impact and may also constitute an offence under section 111 of the Water Industry Act 1991."

The Ely Group Of Internal Drainage Board - 25 July 2024

The Board has now reviewed the updated information, drainage strategy, submitted in support of the above planning application, and can confirm that the information is now complete and satisfactory as far as the Board is concerned.

Lead Local Flood Authority - 24 July 2024

We have reviewed the following documents:

Email Correspondence from SMC Drainage, prepared by SMC Drainage, dated 23rd July 2024

Drainage Strategy, prepared by Cundall, ref: 1026142-RP-C-05-0004, rev: P03, dated 23rd July 2024.

Flood Risk Assessment, prepared by Cundall, ref: 1026142-CDL-RP-C-05-0003 – Flood Risk, dated 21st December 2023.

Based on these, as Lead Local Flood Authority (LLFA) we can remove our objection to the proposed development.

The applicant proposes to discharge to a public surface water sewer (which eventually leads to an ordinary watercourse in an IDB area) at a rate of 0.52 l/s for all events up to a 1% Annual Exceedance Probability (AEP) storm event, with an appropriate allowance for climate change. Proposed attenuation is provided via geocellular crates. Permeable paving is also proposed. The LLFA is supportive of the use of permeable paving as in addition to controlling the rate of surface water leaving the site it also provides water quality treatment which is of particular importance when discharging into a watercourse.

Water quality has been adequately addressed when assessed against the Simple Index Approach outlined in the CIRIA SuDS Manual.

We request the following conditions are imposed:

Condition 1

No laying of services, creation of hard surfaces or erection of a building shall commence until a detailed design of the surface water drainage of the site has been submitted to and approved in writing by the Local Planning Authority. Those elements of the surface water drainage system not adopted by a statutory undertaker shall thereafter be maintained and managed in accordance with the approved management and maintenance plan.

The scheme shall be based upon the principles within the agreed Drainage Strategy prepared by Cundall (ref: 1026142-RP-C-05-0004) dated 23rd July 2024 and shall also include:

- a) Full calculations detailing the existing surface water runoff rates for the QBAR, 3.3% Annual Exceedance Probability (AEP) (1 in 30) and 1% AEP (1 in 100) storm events;
- b) Full results of the proposed drainage system modelling in the above-referenced storm events (as well as 1% AEP plus climate change), inclusive of all collection, conveyance, storage, flow control and disposal elements and including an allowance for urban creep, together with an assessment of system performance;
- c) Detailed drawings of the entire proposed surface water drainage system, attenuation and flow control measures, including levels, gradients, dimensions

- and pipe reference numbers, designed to accord with the CIRIA C753 SuDS Manual (or any equivalent guidance that may supersede or replace it);
- d) Full detail on SuDS proposals (including location, type, size, depths, side slopes and cross sections);
 - e) Site Investigation and test results to confirm infiltration rates;
 - f) Details of overland flood flow routes in the event of system exceedance, with demonstration that such flows can be appropriately managed on site without increasing flood risk to occupants;
 - g) Demonstration that the surface water drainage of the site is in accordance with DEFRA non-statutory technical standards for sustainable drainage systems;
 - h) Full details of the maintenance/adoption of the surface water drainage system;
 - i) Permissions to connect to a receiving watercourse or sewer;
 - j) Measures taken to prevent pollution of the receiving groundwater and/or surface water

Reason

To ensure that the proposed development can be adequately drained and to ensure that there is no increased flood risk on or off site resulting from the proposed development and to ensure that the principles of sustainable drainage can be incorporated into the development, noting that initial preparatory and/or construction works may compromise the ability to mitigate harmful impacts.

Condition 2

No development, including preparatory works, shall commence until details of measures indicating how additional surface water run-off from the site will be avoided during the construction works have been submitted to and approved in writing by the Local Planning Authority. The applicant may be required to provide collection, balancing and/or settlement systems for these flows. The approved measures and systems shall be brought into operation before any works to create buildings or hard surfaces commence.

Reason

To ensure surface water is managed appropriately during the construction phase of the development, so as not to increase the flood risk to adjacent land/properties or occupied properties within the development itself; recognising that initial works to prepare the site could bring about unacceptable impacts.

Condition 3

Upon completion of the surface water drainage system, including any attenuation ponds and swales, and prior to their adoption by a statutory undertaker or management company; a survey and report from an independent surveyor shall be submitted to and approved in writing by the Local Planning Authority. The survey and report shall be carried out by an appropriately qualified Chartered Surveyor or Chartered Engineer and demonstrate that the surface water drainage system has been constructed in accordance with the details approved under the planning permission. Where necessary, details of corrective works to be carried out along with a timetable for their completion, shall be included for approval in writing by the Local Planning Authority. Any corrective works required shall be carried out in accordance with the approved timetable and subsequently re-surveyed by an independent surveyor, with their findings submitted to and approved in writing by the Local Planning Authority.

Reason

To ensure the effective operation of the surface water drainage scheme following construction of the development.

Informatives

Detention Basin Design

The LLFA expect the following points to be addressed at the detailed design stage: The maximum depth of the permanent pool should not exceed 2 m and should normally be a maximum of 1.2 m unless all safety considerations indicate a greater depth is acceptable.

In line with best practice, there should be a minimum of 3.5m easement around the basin.

Side slopes should not exceed 1:3 unless special site and/or safety arrangements allow for steeper slopes.

Appropriate access to the basin for maintenance activities such as grass cutting and sediment removal to be undertaken, and to all inlets, outlets, and control structures. A cross-section of the attenuation basin with proposed side slopes and depths.

Hydraulic Calculations

Submitted hydraulic calculations as part of any proposals should include the following, where appropriate:

In section 4.3, the applicant refers to a 40% climate change uplift for 1 in 30 year event however this is not reflected in the hydraulic calculations. In accordance with the latest climate change peak rainfall intensity allowances, a climate change allowance should be incorporated into the surface water management scheme for the 3.3% annual exceedance probability rainfall event. The allowance used should be based on the lifetime of the development. The applicant should show the full pipe network and results for the 100%, 3.3% and 1% Annual Exceedance Probability (AEP) storm events.

For storm durations less than 1 hour, Flood Studies Report (FSR) rainfall data should be used. For storm durations greater than 1 hour, Flood Estimation Handbook (FEH) rainfall data should be used. FEH data must be used in these longer duration storms as it uses more up to data rainfall data and is more accurate for the purpose of modelling the future storm events over other data sources such as FSR for the larger duration storms.

Recent updates are now available that include new catchment descriptors (e.g. BFIHOST19) and the latest FEH depth-duration-frequency model (FEH22), which should be used when submitting calculations.

The software default of 240 minutes is commonly applied to the drain down time; however, the applicant should set this to 1440 minutes (1 day) minimum. The software default of 2 is commonly applied to the additional storage (MADD factor); however, the applicant should set this to 0.

The Cv values (volumetric runoff coefficient) for the winter and summer storms are set as 0.840 and 0.750, respectively. However, since the modelling is for the impermeable area, these values should be set to 1.0 to account for the total runoff during storm events.

The lowest mass balance values should be >99%. Please note, that the lower values suggest that the network calculations may not account for all surface water entering the drainage system, which could imply an unstable simulation.

The correct factor of safety should be applied to any infiltration structure. If a feature is designed to infiltrate surface water from a large area of the site, safety factors should align with those outlined within the contents of Table 25.2 in Section 25 of the CIRIA C753 SuDS Manual.

Pollution Control

Surface water and groundwater bodies are highly vulnerable to pollution and the impact of construction activities. It is essential that the risk of pollution (particularly during the construction phase) is considered and mitigated appropriately. It is important to remember that flow within the watercourse is likely to vary by season and it could be dry at certain times throughout the year. Dry watercourses should not be overlooked as these watercourses may flow or even flood following heavy rainfall.

IDB Consent

This site falls within the Middle Fen and Mere as part of the Ely Group of Internal Drainage Boards (IDB). Under the Land Drainage Act 1991, any person carrying out works on an ordinary watercourse in an IDB area requires Land Drainage Consent from the IDB prior to any works taking place. This is applicable to both permanent and temporary works. Note: In some IDB districts, Byelaw consent may also be required.

Pollution Control

Surface water and groundwater bodies are highly vulnerable to pollution and the impact of construction activities. It is essential that the risk of pollution (particularly during the construction phase) is considered and mitigated appropriately. It is important to remember that flow within the watercourse is likely to vary by season and it could be dry at certain times throughout the year. Dry watercourses should not be overlooked as these watercourses may flow or even flood following heavy rainfall.

Construction Surface Water Maintenance

Prior to final handover of the development, the developer must ensure that appropriate remediation of all surface water drainage infrastructure has taken place, particularly where the permanent drainage infrastructure has been installed early in the construction phase. This may include but is not limited to jetting of all pipes, silt removal and reinstating bed levels. Developers should also ensure that watercourses have been appropriately maintained and remediated, with any obstructions to flows (such as debris, litter and fallen trees) removed, ensuring the condition of the watercourse is better than initially found. This is irrespective of the proposed method of surface water disposal, particularly if an ordinary watercourse is riparian owned.

Cambridge Ramblers Association - No Comments Received

5.2 A site notice was displayed near the site on 12 March 2024 and a press advert was published in the Cambridge Evening News on 22 February 2024.

5.3 Neighbours – 55 neighbouring properties were notified and the 10 responses received are summarised below. Three have been received in support of the proposal, and seven have raised objections. A full copy of the responses are available on the Council’s website.

In favour:

- Population growth has been considerable since existing surgery was built and new facilities are overdue.
- Hopes that a footpath can link the facility to Kents Lane and that building is wheelchair accessible.
- Outstanding care provided by the surgery overshadowed by lack of space.
- Increasing number of residents mean medical facilities need to be upgraded.

Objections:

- Positioned too close to boundary.
- Right to light and air.
- Unclear on position and amount of heat pumps.
- Concerns regarding Noise Impact Assessment submitted and the accuracy of data.
- The building will restrict natural light to existing homes.
- Concerns regarding external lighting and vehicle lights.
- Traffic concerns and suitability of Brewhouse Lane to support vehicle movements.
- Concerns regarding accidents on the A142 Soham Bypass.
- Biodiversity concerns.
- The medical centre will increase housing.
- Flood risk concerns.
- Doctors surgeries required in other villages.
- If wider allocation site is not built the medical centre could be isolated.
- Construction vehicles using Brook Dam Lane, Paddock Street and Brewhouse Lane.
- Concerns regarding location of bin stores, cycles stores, car parking, delivery access and ambulance parking.
- Traffic safety concerns and speeding already occurring in the area.

6.0 THE PLANNING POLICY CONTEXT

6.1 East Cambridgeshire Local Plan 2015 (as amended 2023)

GROWTH 2	Locational strategy
GROWTH 3	Infrastructure Requirements
GROWTH 4	Delivery of growth
GROWTH 5	Presumption in favour of sustainable development
ENV 1	Landscape and settlement character
ENV 2	Design
ENV 7	Biodiversity and geology

ENV 8	Flood risk
ENV 9	Pollution
COM4	New community facilities
COM 7	Transport impact
COM 8	Parking provision
SOH3	Housing-led / mixed use allocation, Eastern Gateway area

6.2 Soham and Barway Neighbourhood Plan

At the time of writing this case officer report (30 July 2024), the Soham and Barway Neighbourhood Plan was at an advanced stage of preparation. An examination of the plan commenced on 12 June 2024 and is anticipated to be concluded imminently through the publication of the Examiner's Report. We expect such a Report to be published prior to the committee meeting on 13 August 2024. On its publication, if that Examiner's Report concludes that the plan should proceed to a referendum then this triggers the legal requirement under s70 of the 1990 Act for decision makers to "have regard" to the plan for the purpose of determining planning applications. Put simply, the status of the plan becomes significantly raised on publication of the Examiner's Report and decision makers must, legally, demonstrate clearly that they have regard to the policies within the plan. That said, the plan will still not have the full status of forming part of the development plan until post successful referendum, which is anticipated to take place in October.

Without sight of that Examiner's Report at the time of writing, it is uncertain whether the Examiner will conclude that the Plan should proceed to a referendum and whether the Examiner will require any modifications to any of the policies prior to it going to a referendum. However, it appears highly likely from the engagement with the Examiner to date that a positive Examiner Report will be received, subject to some modifications to some of the policies being required by the Examiner prior to the referendum.

It is appreciated that Members will want the latest situation at the point of the Committee meeting taking place. It is therefore intended that a note will be provided to Members prior to the meeting which provides a further update on the neighbourhood plan.

Notwithstanding the above situation, this officer's report has assessed the following policies in the neighbourhood plan. For the avoidance of doubt, the policies referred below are those as set out in the version of the plan subject to examination. Should any such policies be significantly amended by the Examiner, then this will be brought to Members attention in the aforementioned note prior to the Committee meeting.

The following policies in the Soham and Barway Neighbourhood Plan are noted as being relevant to the consideration of the application:

- SBNP1 - spatial strategy
- SBNP6 – economic growth
- SBNP9 - New and upgraded infrastructure and community facilities
- SBNP10 – Health, wellbeing and health impact assessments
- SBNP12 - biodiversity and wildlife habitats
- SBNP13 - landscape character
- SBNP17 - high quality design
- SBNP18 - sustainable buildings fit for a net zero carbon future

SBNP20 water efficiency
SBNP21 - flood risk
SBNP22 – road safety and parking
SBNP25 - connectivity and permeability

6.3 Supplementary Planning Documents

Developer Contributions and Planning Obligations
Design Guide
Contaminated Land - Guidance on submitted Planning Application on land that may be contaminated
Flood and Water
Natural Environment SPD

6.4 National Planning Policy Framework (December 2023)

2 Achieving sustainable development
8 Promoting healthy and safe communities
9 Promoting sustainable transport
11 Making effective use of land
12 Achieving well-designed and beautiful places
14 Meeting the challenge of climate change, flooding and coastal change
15 Conserving and enhancing the natural environment
16 Conserving & enhancing the historic environment

6.5 Planning Practice Guidance

7.0 **PLANNING COMMENTS**

7.1 The application is assessed in accordance with the development plan which comprises East Cambridgeshire Local Plan 2015 (as amended 2023) (hereafter referred to as the Local Plan). Also relevant are the associated Supplementary Planning Documents, the Cambridgeshire and Peterborough Minerals and Waste Local Plan 2021, the National Planning Policy Framework (NPPF) and the Planning Practice Guidance.

7.2 Principle of Development

7.3 Policy GROWTH2 of the Local Plan sets out that the majority of development will be focussed within the market towns of Ely, Soham and Littleport. The policy advises that within the defined development envelopes, development to meet local needs will normally be permitted.

7.4 Policy GROWTH3 of the Local Plan relates to the districts infrastructure requirements and notes that there should be appropriate physical, social and green infrastructure in place to serve the needs of new development within the district. Within policy GROWTH4 of the Local Plan, it is identified that the SOH3 allocation will provide land for an extended medical centre. The SOH3 policy itself specifies that within the

allocation site, approximately 0.4Ha will be provided for the extension of the Staploe Medical Centre.

- 7.5 Policy COM3 relates to the retention of community facilities. Healthcare facilities are identified as being a community facility in the preamble to this policy. One criteria within this policy sets out that the loss of a non-commercial community facility will only be permitted where development would involve the provision of an equivalent or better replacement community facility (either on-site or in an appropriately accessible alternative location).
- 7.6 The Soham and Barway Neighbourhood Plan specifies within policy SBNP9 that that proposals will be supported for new and upgraded community facilities including the provision of an accessible health centre on the Eastern Gateway of a size which reflects the community's needs. Policy SBNP10 also sets out that the Neighbourhood Plan seeks to promote strong, vibrant and healthy communities and reduce health inequalities.
- 7.7 Paragraph 97b of the NPPF sets out that planning policies and decisions should take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community.
- 7.8 In terms of the principle of development for this particular proposal, there is strong support in terms of both local and national planning policies. The application site is located within the SOH3 allocation and is therefore considered acceptable in terms of the locational strategy. The proposal would see the replacement of an existing medical centre with a purpose-built and improved medical centre. The need for upgraded medical centre facilities is recognised within both the Local Plan and the Soham and Barway Neighbourhood Plan. The principle of development is therefore acceptable, subject to compliance with all other relevant policies.
- 7.9 Residential Amenity
- 7.10 Policy ENV2 of the Local Plan sets out that development will be expected to ensure 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.
- 7.11 The position of the health centre building would be approximately 16m (52ft) to the boundary with the dwellings along Brewhouse Lane. These dwellings are generally set back from the shared boundary by approximately 13m (42ft). To the south-east of the site the car park area would be positioned adjacent to the boundary with the residential dwellings along Brewhouse Lane, with a landscaped buffer in between. It should be noted that the existing medical centre is sited in closer proximity to residential dwellings than the proposed building.
- 7.12 It is acknowledged that the introduction of the new medical centre on this site will have an effect on residential amenity through changes in the sites use. There will be vehicle movements to and from the site which will create some noise and disturbance, however as this area is a car park it is expected that vehicles will be travelling at low speeds and it is not anticipated that this would create significant levels of noise such that it would warrant refusal on this basis. Furthermore, the existing medical centre

which would be demolished is already accessed via Brewhouse Lane. Noises created from users of the car park entering and exiting vehicles would be limited to the medical centres opening times. The nature of the medical centre itself is not a use that would be considered to create significant levels of noise and disturbance. Generally, the opening hours for the medical centre would be 0800-1900 Monday to Friday and 0730-1700 all other days, however the applicant has requested that they have the flexibility to open until 2200 a maximum of 3 days per calendar week in order to accommodate general practice service contracts that may arise. The applicant has confirmed that the days and times of these services can change, and that they require flexibility in order to deliver these services. They advise that these services are typically seasonal and temporary in nature, such as Covid and Flu vaccination clinics, 'Smear Saturdays' and Enhanced Access Clinics. The applicant has confirmed that this would be ad-hoc and would not be every week, and the Local Planning Authority is satisfied that this is unlikely to create significantly detrimental impacts on residential amenity. While residents may experience some noise as a result of the day to day operating of the facility, it is considered that this may be adequately controlled through the use of planning conditions to secure the opening times. The Local Planning authority is mindful of the challenges faced by the NHS in recent years and the pressures to respond to emergency situations (such as the vaccination roll-out during the COVID-19 pandemic), and therefore proposes to include within the wording of this condition that the opening hours shall be as set, unless agreed in writing by the Local Planning Authority, in order that the healthcare provider may suitably support the community in response to extraordinary situations in the future.

- 7.13 Furthermore, it is considered appropriate to append a condition to any grant of permission which restricts demolition, construction and delivery times in order to ensure that these operations do not place an unnecessary burden on amenity. It is also considered necessary that a condition requiring the submission of a Construction Environmental Management Plan is appended to any grant of condition. Environmental Health have requested that a condition is appended to any grant of permission which requires that a method statement is produced and submitted to the Local Planning Authority (LPA) should ground piling be required. The scheme proposes external lighting to the site, however the applicant has revised this scheme to also include the proposal that the use of lighting at the site would be restricted to one hour before and after opening times to ensure that this is not left on overnight. This is considered reasonable in order to limit the effects of lighting.
- 7.14 Environmental Health have considered the information submitted relating to noise. They advise that the Noise Impact Assessment (NIA) works from data submitted as part of the wider allocation application (19/01600/ESO) and that an external review has been carried out on the NIA under that application. The external review raised issues relating to baseline sound levels which inform details for proposed plant noise limits. Environmental Health have recommended conditions relating to the noise levels emitted from the site not exceeding background noise levels, and a condition relating to the noise levels from the electrical substation not exceeding certain levels. They have also recommended a condition requiring the submission of revised NIA information relating to background noise.
- 7.15 The proposed medical centre building is located approximately 16m (52ft) to the boundary with the dwellings along Brewhouse Lane. The building would be a maximum height of 8.6m (28.2ft). While the building would be visible to occupiers of

the dwellings on Brewhouse Lane, it is not considered that the proposed medical centre would create any overbearing impacts on their amenity due to the separation distances involved. Likewise, there is considered to be sufficient separation to prevent overshadowing impacts. It must be noted that a right to a 'view' is not a material planning consideration.

- 7.16 Consideration must also be given as to whether the proposal creates any impacts on residential amenity in terms of overlooking. The proposal is positioned 16m (52 ft) from the boundary with the residential dwellings along Brewhouse Lane, however views would be obtainable toward the rear elevations of these dwellings as well as private amenity spaces. The applicant has amended their Design and Access Statement to set out that first floor windows on the south-west elevation would feature obscured glazing from 700mm (2.2 ft) up to 1400mm (4.5 ft) above finished floor level, with alternating strips of obscured glazing from 1400mm (4.5ft) to 1700mm (5.5 ft). They advise that this would restrict views toward residential dwellings to the south-west. The Local Planning Authority consider that the information does not provide an accurate assessment of the views obtainable from first floor windows in this elevation as sightlines are depicted from the back of rooms rather than from a person standing at the window, and users of these spaces are described as having transient views. Reference is also made to the use of tree planting to restrict views further. While the inclusion of tree planting is welcomed, this cannot be relied upon to prevent an impact on residential amenity from the proposed development. The Local Planning Authority has no control over the behaviour of users of the building and must therefore consider the maximum impact that this may cause. It is considered that impact on the residential amenity of the dwellings along Brewhouse Lane could be significantly impacted through both actual and perceived overlooking within the habitable areas of neighbouring gardens, and a sense of a loss of privacy through the introduction of the medical centre in this location. The Local Planning Authority therefore consider it reasonable to append a condition which requires the first floor windows in the south-west elevation at first floor level to be fully obscure glazed up to a height of 1.8m (5ft9) in order to prevent overlooking from occurring. This can be secured by condition. With this condition in place it is considered that the residential amenity of nearby occupiers would be adequately protected.
- 7.17 The proposed medical centre includes a terrace at first floor on the north-west elevation which forms part of the staff welfare facilities. Concerns were raised regarding the ability for users of these facilities to have uninterrupted views toward the closest dwellings. The Design and Access Statement has been amended to include a planter to the south-west of the balcony with screening up to 1.7m (5.5ft) in height. It is considered appropriate to condition that the detail of any screening is submitted to and approved in writing by the Local Planning Authority in consultation with Environmental Health, to ensure that the detail of any proposed screening is acceptable.
- 7.18 Concerns have been raised by a resident in relation to the bin storage area shown on the proposed plans. The applicant has confirmed that this area would be enclosed and secured, and the full detail of the method of enclosure and security measures can be secured by condition. Concerns have also been raised about the position of the ambulance bay in relation to neighbouring dwellings. The applicant has confirmed that the ambulance bay is set aside for emergency situations where a patient may require urgent transportation to hospital, and is not intended for permanent use. The

Local Planning Authority does not consider that the position of the ambulance bay or its intended use would create any significantly detrimental impacts upon residential amenity due to the infrequent nature of such a need.

- 7.19 In summary, while the introduction of the medical centre will see a change in the area and some impacts to amenity, these are not considered so significant such as to warrant refusal of the application on this basis. It is considered that the proposal may be adequately controlled by way of condition in terms of hours of operation, external lighting, construction and noise.
- 7.20 Visual Amenity
- 7.21 Policy ENV1 of the Local Plan 2015 requires proposals to protect, conserve and enhance traditional landscape features and the unspoilt nature and tranquillity of the area. Policy ENV2 of the Local Plan 2015 requires proposals to ensure that location, layout, scale, form, massing, materials and colour relate sympathetically to the surrounding area and each other. Paragraphs 135 and 139 of the NPPF seek to secure visually attractive development which improves the overall quality of an area and is sympathetic to local character and history. The NPPF indicates that development should be refused which fails to improve the character and quality of an area and the way it functions.
- 7.22 Policy SBNP13 of the Soham and Barway Neighbourhood Plan sets out the landscape character requirements of the plan. Specifically:
- i. Have particular regard to the layout, scale, height, design and massing of buildings, and landscaping to maintain and enhance views of the key landmark building, St. Andrews Church;
 - ii. Locations where the landscape extends into the town shall be protected from development where this would result in undermining a strong connection between settlement and countryside;
 - iii. Development proposals shall respect and not adversely impact upon the key views from the edge of Soham and Barway out into the countryside and the views from the countryside into the Soham and Barway identified on Maps 5 and 6;
 - iv. Development proposals shall maintain and enhance the sense of open character and transitional nature of the gateways to Soham by maintaining low density development;
 - v. All development proposals, regardless of location, will be expected to retain or enhance existing features of landscape value (including Lodeside Walks, trees, hedgerows, water features) within the site and work within the context of existing features of landscape value in its wider surroundings; and
 - vi. Promote and safeguard the 'Green Loop' of open, green space surrounding Soham, maintaining and enhancing the amenity value of the walks and connections between them for both people and wildlife. Proposals should take reasonable opportunities to enhance the Green Loop shown on Maps 7,8 and 9. This could be through delivering green infrastructure that enhances the existing habitats and the wildlife corridors that depends on them or creates new or improved wildlife corridors to connect them.
- 7.23 Policy SBNP17 seeks to ensure high quality design which creates and contributes to a high quality, safe and sustainable environment.

- 7.24 The proposed medical centre building would be rectangular in form, with a maximum height of 8.6m (28.2ft), length of 46.6m (152.8ft) and width of 27m (88.5ft). The building would be constructed from a mixture of materials including brickwork and vertical timber cladding. The building would feature aluminium glazing, projecting window surrounds and ventilation louvres. It is recommended to apply a condition to any grant of permission which requires the full details of proposed materials to be submitted to ensure that the external materials are of a high quality.
- 7.25 The site is located within the Development Envelope for Soham, and is not within or adjacent to the Conservation Area.
- 7.26 The building is modern in design and features contemporary materials. Its style and arrangement is not out of keeping with modern healthcare facilities. While the proposed building is large, the maximum height has been kept to an appropriate level. The building serves a functional purpose, and therefore its appearance and scale would not be at odds with similar schemes within the district. The proposal site is located within the allocation site for of the SOH3 policy within the Local Plan, which specifically sets out that the allocation will provide for expanded medical facilities.
- 7.27 The proposal includes significant landscaping to assimilate the development and create an attractive site. Large numbers of trees are proposed throughout the site to break up the views of hard landscaping and built form, and planting within the vehicle parking areas reduces the dominance of the parking arrangement. The site boundaries would feature native species hedgerows and areas around the medical centre would feature buffer planting to give more privacy to ground floor windows. Areas of hard landscaping would feature different materials to provide an improved appearance to hard surfacing within the site. Overall, the site would have a modern and professional appearance.
- 7.28 While it is accepted that the introduction of this development would change the character of the area, this site does form part of the wider SOH3 allocation within the Local Plan, and as such has been identified within the locational strategy for growth. It is considered that the scheme submitted is of a high quality in terms of its design and landscaping, and as such complies with both local and national planning policies.
- 7.29 Highways
- 7.30 Policy ENV2 of the East Cambridgeshire Local Plan 2015 sets out that development proposals will be required to incorporate the highway and access principles contained in Policy COM7 of the Local Plan 2015 to ensure minimisation of conflict between vehicles, pedestrians and cyclists; safe and convenient access for people with disabilities, good access to public transport, permeability to pedestrian and cycle routes; and protection of rights of way. Policy COM8 of the Local Plan 2015 seeks to ensure that proposals provide adequate levels of parking, and policy COM7 of the Local Plan 2015 require proposals to provide safe and convenient access to the highway network. Paragraph 110 b of the NPPF seeks to ensure “safe and suitable access to the site can be achieved for all users”.
- 7.31 Policy SBNP22 of the Soham and Barway Neighbourhood Plan sets out that development proposals will be assessed for their impact on road safety and

satisfactory provision of off-street parking. It sets out that proposals which lead to increased off street parking will be welcomed.

- 7.32 The proposed medical centre would be accessed through the existing medical centre site, utilising an existing access from Brewhouse Lane. It is proposed that this link is temporary, until such time as the site can be accessed from within the Soham Eastern Gateway allocation site. The site would be well connected to Soham for residents who wish to walk or cycle to the medical centre. The Local Highways Authority have reviewed the proposed access arrangement and have advised that they raise no objections to the proposals. They have requested that conditions are appended to any grant of planning permission relating to the future access through the Soham Eastern Gateway allocation site, however, as this application is seeking full planning permission for the medical centre in isolation, it is not considered necessary to secure conditions as part of this application. The future access land is outside of the red line boundary for the medical centre site, and as such, the detail of any future access would be secured under a reserved matters application as part of the phases of the Soham Eastern Gateway allocation. Clarification was sought, that should the Soham Eastern Gateway site not come forward in the future, that the proposed access from Brewhouse Lane would be acceptable in perpetuity. It has been confirmed that the proposed access would be sufficient to accommodate the needs of the proposed medical centre.
- 7.33 The Local Planning Authority consider it appropriate to condition that in the event that a secondary access to the site is proposed, a scheme shall be submitted to and approved in writing by the Local Planning Authority which details how the southern access to the site shall be effectively and permanently stopped up, and incorporated as additional parking for the Medical Centre. It is also considered appropriate to condition that a scheme for the demolition and restoration of the existing medical centre and its land should be submitted to and approved in writing by the Local Planning Authority. This scheme shall include the method of demolition and timescales for the work. The Local Highways Authority have suggested during discussions, other standard conditions which would be appropriate to append to any grant of permission, and these have been incorporated and can be read in the appendix containing the full list of conditions.
- 7.34 Cambridgeshire County Council Transport Assessment Team have also been consulted on the proposals. They have removed their objection following provision of revised information. They note that the technical note provided, SOH-CDL-XX-XX-RP-TC-75207 Revision P08 was written for application 19/01600/ESO, but it is acknowledged that it assesses the medical centre and its impacts. They advise that this is not a very thorough approach, but it is acceptable on this occasion. They have requested that the detail of the bike and bin stores is secured by condition, to ensure that these are two separate enclosures with a physical gap. The Local Planning Authority consider it appropriate to secure this detail by condition.
- 7.35 Policy COM7 of the Local Plan requires healthcare facilities to provide 5 parking spaces per consulting room. The medical centre contains 27 consulting rooms which would trigger the requirement for 135 parking spaces under policy COM8. The application proposes to provide 124 car parking spaces. While there is a shortfall between the proposed parking and what would be required under policy COM8, the existing medical centre provides 77 parking spaces and therefore the proposed site

would provide an increased provision. In addition, the applicant has advised that the way in which appointments are carried out is not limited to face-to-face appointments. Patients' appointments can be carried out in-person, over the phone, or via email, reducing the number of patients needing to attend the medical centre in person. The proposal is therefore considered to be acceptable in terms of the parking required under policy COM8.

7.36 Policy COM8 also sets out that proposals will be required to provide cycle parking in accordance with table 7.1. The requirement sets out a minimum cycle parking provision of 2 spaces per consulting room. The proposed development would provide a total of 18 cycle spaces, 8 of these being near the covered entrance, and 10 of these being within a secure and covered cycle store. Under policy COM8, a total of 54 cycle spaces would be required, however the applicant has confirmed that the current medical centre has provision for six cycle parking spaces, and that there is near zero use of these by patients. The applicant confirms that the provision of 18 spaces is in accordance with BREEAM standards. The Local Planning Authority therefore consider that the proposed cycle parking, while not strictly compliant with policy COM8 of the Local Plan, does represent an increase to the existing cycle parking arrangement and is acceptable in this instance.

7.37 Ecology, Biodiversity and Trees

7.38 Policy ENV7 of the Local Plan sets out that development proposals will be required to protect the biodiversity and geological value of land and minimise harm to or loss of environmental features such as trees, hedgerows, woodland, wetland and ponds. Policy NE6 of the Natural Environment SPD sets out that all development proposals must provide clear and robust evidence setting out:

- (a) information about the steps taken, or to be taken, to avoid and minimise the adverse effect of the development on the biodiversity of the onsite habitat and any other habitat,
- (b) the pre-development biodiversity value of the onsite habitat based on an up to date survey and ideally using the Defra metric,
- (c) the post-development biodiversity value of the onsite habitat ideally using the Defra metric; and
- (d) the ongoing management strategy for any proposals.

7.39 Under policy NE9 of the Natural Environment SPD, new planting must be an integral part of the design of a development rather than an afterthought. Native new planting should be provided that reflects the local character and a suitable species mix should be provided that helps to promote a wide range of biodiversity and contribute to enhancing green infrastructure. Proposals should also incorporate within the landscape scheme, features that will support the establishment of biodiversity, such as wetland areas, 'insect hotels' and log piles.

7.40 Policy SBNP12 of the Soham and Barway Neighbourhood Plan sets out that all development proposals should contribute to and enhance the natural and local environment and shall demonstrate in an ecological assessment that a hierarchy of mitigation has been embedded into the design of the proposal. The policy requires that proposals should protect and use available opportunities to enhance the existing network of habitats currently present in the parish. It also sets out that development

proposals must provide clear and robust evidence setting out the ongoing 30 year management strategy for significant on site gains.

- 7.41 The Council's Trees Officer has been consulted on the proposed development and advised that the submitted arboricultural information indicates that only one category B tree will be removed and that a minimum of 1 tree would be required for compliance with policy SPD.NE8: Trees and Woodland Natural Environment Supplementary Planning Document 2020. They note that it is clear that there would be sufficient space available to achieve this. They advise that tree T015 (adjacent to existing access) is an Elm tree of extremely high value and must be retained as a priority. They have reviewed the planting scheme and note that some aspects of this will need adjustment in terms of the tree specifications to avoid known issues with species (aphid populations, damage to parking surfaces, and those which require larger soil volumes). The Trees Officer has advised that the final landscaping scheme can be secured by condition to ensure that these matters are addressed satisfactorily.
- 7.42 A Preliminary Ecological Appraisal has been submitted alongside the application prepared by Hushwing, dated January 2024. The report concludes that the development is considered to be generally low impact as it affects developed land and arable land of low conservation importance. The report recommends that a biodiversity enhancement strategy is implemented which includes bird and bat boxes, bee bricks, hibernacula and hedgehog holes in boundary treatments. This can be secured by condition. The report notes that two buildings have been identified as having features with low suitability for roosting bats. The report recommends that these features are each subject to one emergence survey using a detector and night vision aids between mid-May and August, inclusive. The reports sets out that if roosting bats are found within the site then further survey effort may be required to gather sufficient information to characterise the roost and to inform a protected species licence application. The Council's Ecologist has reviewed the Preliminary Ecological Appraisal and requested that the recommended survey and mitigation plan is secured by condition, prior to commencement.
- 7.43 While the application was submitted prior to the mandatory Biodiversity Net Gain legislation coming into effect, the applicant has submitted information in order to demonstrate that a net gain can be achieved on the site. The applicant has submitted a Biodiversity Impact Assessment prepared by Hushwing, dated January 2024. The report sets out that the calculated baseline value of the site is 4.75 Habitat Units and that following completion of the development the site would deliver an estimated 5.75 Habitat Units. The Council's Ecologist has reviewed this information and advises that This will provide a measurable gain in biodiversity of 21% and is acceptable. It is considered reasonable, based on the recommendations within the Biodiversity Impact Assessment, and to ensure the longevity of the enhancements, that a long-term Landscape and Ecology Maintenance Plan is secured by condition, to cover a 30 year period.
- 7.44 Given the above, the proposal is considered to comply with both local and national planning policy.
- 7.45 Flood Risk and Drainage

7.46 The Local Plan sets out that flood risk is an important issue for the district, particularly given the topography of the area and the context of climate change with related sea-level rises and increased incidents of heavy rainfall. The NPPF is clear on the importance of flood risk as an issue to be taken into account in planning and is accompanied by the 'Technical Guidance to the National Planning Policy Framework' (March 2012), which gives detailed guidance on flood risk. Policy ENV8 of the Local Plan 2015 sets out that all developments should contribute to an overall flood risk reduction and that the sequential and exception test will be strictly applied across the district. It sets out that development should normally be located in Flood Zone 1. The policy states that development will not be permitted where it would:

- Intensify the risk of flooding during the lifetime of the development taking into account climate change allowances, unless suitable flood management and mitigations measures can be agreed and implemented.
- Increase the risk of flooding of properties elsewhere during the lifetime of the development, taking into account climate change allowances, by additional surface water run-off or impeding the flow or storage of flood water.
- It would have a detrimental effect on existing flood defences or inhibit flood control and maintenance work.
- Where the risk of flooding would cause an unacceptable risk to safety.
- Safe access is not achievable from/to the development during times of flooding, taking into account climate change allowances.

7.47 Policy SBNP21 of the Soham and Barway Neighbourhood Plan sets out the requirements for flood risk and surface water drainage.

7.48 The application site is wholly within flood zone 1 where the principle of development is considered acceptable in terms of Flood Risk. The application site is over 1Ha (2.4acres) in area and therefore triggers the requirement to submit a flood risk assessment. The applicant has also submitted a drainage strategy which sets out how foul and surface water from the site will be dealt with. This has been reviewed by Anglian Water who confirm that the foul drainage from this development is in the catchment of Soham Water Recycling Centre that will have available capacity for these flows. They also confirm that they accept the surface water drainage strategy which will connect to Anglian Water sewers due to the clay nature of the site preventing infiltration.

7.49 The Lead Local Flood Authority (LLFA) have been consulted on the submitted information and have removed their initial objections. They advise that the applicant proposes to discharge to a public surface water sewer (which eventually leads to an ordinary watercourse in an IDB area) at a rate of 0.52 l/s for all events up to a 1% Annual Exceedance Probability (AEP) storm event, with an appropriate allowance for climate change. Proposed attenuation is provided via geocellular crates. Permeable paving is also proposed. The LLFA advise that they are supportive of the use of permeable paving as in addition to controlling the rate of surface water leaving the site it also provides water quality treatment which is of particular importance when discharging into a watercourse. They note that water quality has been adequately addressed. Conditions are recommended requiring the submission of information which can be appended to any grant of permission.

- 7.50 The Internal Drainage Board (IDB) have been consulted on the submitted information and have removed their objection following updated information being received.
- 7.51 The application is therefore considered to be compliant with policy ENV8 of the Local Plan 2015 and the NPPF.
- 7.52 Sustainability
- 7.53 Policy ENV4 of the Local Plan sets out that 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. The policy requires that non-domestic developments of 1000sqm or more are required to meet BREEAM Very Good standard or equivalent. Policy SBNP18 of the Soham and Barway Neighbourhood Plan requires that proposals contribute to a low carbon future and are supported by a Sustainability Statement. Policy SBNP20 sets out that proposals must be designed with water efficiency in mind.
- 7.54 The applicant has submitted an Energy and Sustainability Statement that sets out that a pre-assessment has been carried out on the proposed development which indicates that a target score of 73.32% can be achieved, sufficient to achieve a BREEAM 'excellent' rating.
- 7.55 It is considered appropriate to append a condition to any grant of permission that required the development shall meet BREEAM Very Good standard or equivalent, in order to ensure compliance with policy ENV4 of the Local Plan.
- 7.56 Other Matters
- 7.57 The Council's Environmental Health Scientific Officer has been consulted on the submitted Geo-Environmental Desk Study prepared by EPS, dated 31st January 2024. They have advised that they accept the findings that no plausible contamination risks have been identified. They recommend that a condition is appended to any grant of permission which requires the development to be carried out in accordance with the recommendations set out in Section 5 of the report. It is also considered reasonable to append a condition to require that any unexpected contamination found is reported to the Local Planning Authority to ensure that appropriate remediation measures can be secured.
- 7.58 Planning Balance
- 7.59 In terms of the principle of development for this particular proposal, there is strong support in terms of both local and national planning policies. The application site is located within the SOH3 allocation and is therefore considered acceptable in terms of the locational strategy. The proposal would see the replacement of an existing medical centre with a purpose-built and improved medical centre. The need for upgraded medical centre facilities is recognised within both the Local Plan and the Soham and Barway Neighbourhood Plan. The principle of development is therefore acceptable. The introduction of this development would change the character of the area, however, this site does form part of the wider SOH3 allocation within the Local

Plan, and as such has been identified within the locational strategy for growth. It is considered that the scheme submitted is of a high quality in terms of its design and landscaping, and as such complies with both local and national planning policies. In terms of flood risk and drainage, there are no statutory objections from consultees, and conditions have been recommended in order to secure drainage details. The proposals have been reviewed by the Local Highways Authority and County Council Transport Assessment Team, who are satisfied with the proposals. It is acknowledged that there will be a change in relationship between the site and neighbouring occupiers, and that there may be some impacts on residential amenity through day to day operations, however it is considered that these may be adequately controlled through the use of conditions. Conditions have been recommended for amenity purposes which include the hours of operation and operation of lighting, noise impacts, obscure glazing and screening, and soft landscaping. The impacts on residential amenity are not considered to be so severe as to warrant refusal of the application.

8.0 COSTS

- 8.1 An appeal can be lodged against a refusal of planning permission or a condition imposed upon a planning permission. If a local planning authority is found to have acted unreasonably and this has incurred costs for the applicant (referred to as appellant through the appeal process) then a cost award can be made against the Council.
- 8.2 Unreasonable behaviour can be either procedural ie relating to the way a matter has been dealt with or substantive ie relating to the issues at appeal and whether a local planning authority has been able to provide evidence to justify a refusal reason or a condition.
- 8.3 Members do not have to follow an officer recommendation indeed they can legitimately decide to give a different weight to a material consideration than officers. However, it is often these cases where an appellant submits a claim for costs. The Committee therefore needs to consider and document its reasons for going against an officer recommendation very carefully.
- 8.4 In this case members' attention is particularly drawn to the following points:
- There are no objections from statutory consultees
 - The site is allocated within the Local Plan (policy SOH3) with specific reference to the medical centre
 - This application seeks full planning permission for the new medical centre and is not directly related to the wider development

9.0 APPENDICES

- 9.1 Appendix 1- Recommended Conditions

Background Documents

24/00146/FUM

National Planning Policy Framework -

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf

East Cambridgeshire Local Plan 2015 -

<http://www.eastcambs.gov.uk/sites/default/files/Local%20Plan%20April%202015%20-%20front%20cover%20and%20inside%20front%20cover.pdf>

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>
Drainage Strategy	P03	23rd July 2024
Transport Note	P08	17th July 2024
843-FH-XX-00-DP-L-101	P3	6th June 2024
1911 A010	1	6th June 2024
843-FH-XX-00-DP-L-701		6th June 2024
1911 A010	1	6th June 2024
843-FH-XX-00-DP-L-401	P2	6th June 2024
Flood Risk Assessment		5th July 2024
Preliminary ecological appraisal		7th February 2024
Building Life Cycle Assessment for BREEAM Mat01		7th February 2024
843-FH-XX-00-DP-L-501	P1	7th February 2024
Existing first floor plan		7th February 2024
Phase I Geo-Environmental desk study		7th February 2024
1911 001		7th February 2024
843-FH-XX-00-DP-L-201	P1	7th February 2024
843-FH-XX-00-DT-L-501	P1	7th February 2024
843-FH-XX-00-DT-L-502	P1	7th February 2024
843-FH-XX-00-DT-L-201	P1	7th February 2024
Existing ground floor plan	Sheet 1	7th February 2024
Existing ground floor plan	Sheet 2	7th February 2024
Existing ground floor plan	No.59	7th February 2024
Topographical Survey		7th February 2024
Existing basic elevations		7th February 2024
1911 A102		7th February 2024
1911 A100		7th February 2024
1911 A101		7th February 2024
1911 A111		7th February 2024
1911 A110		7th February 2024
1026142 SOH-CDL-XX-00-DR-C-0049	P01	7th February 2024
1026142 SOH-CDL-XX-00-DR-C-0048	P01	7th February 2024
1026142 SOH-CDL-XX-00-DR-C-0512	P02	7th February 2024
23-493-1E		7th February 2024
23-493-2E		7th February 2024
1911 005		7th February 2024
Arb Impact Assessment		7th February 2024
Biodiversity Impact Assessment		7th February 2024
Travel plan	P02	7th February 2024

- 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 Prior to commencement, a Noise Impact Assessment for the site shall be submitted to and approved in writing by the Local Planning Authority. The assessment shall be prepared having regard to the observations and recommendations of the report by MAS Environmental Ltd, dated 27 January 2024 in regard to baseline sound levels. The development shall be carried out in accordance with the approved assessment.
- 3 Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015 (as amended 2023). The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted.
- 4 Prior to any work commencing on the site a Construction Environmental Management Plan (CEMP) shall be submitted to and agreed in writing with the Local Planning Authority regarding mitigation measures for noise, dust and lighting during the construction phase. These shall include, but not be limited to, other aspects such as access points for deliveries and site vehicles, and proposed phasing/timescales of development etc. The CEMP shall be adhered to at all times during all phases.
- 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). The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted.
- 5 In the event of the foundations from the proposed development requiring piling, prior to the commencement of development the applicant shall submit a report/method statement to the Local Planning Authority, for approval in writing, detailing the type of piling and mitigation measures to be taken to protect local residents from noise and/or vibration. Noise and vibration control on the development shall be carried out in accordance with the approved details.
- 5 Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy ENV2 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.
- 6 Prior to the operational phase of the development hereby approved, a landscape and ecological management plan (LEMP) shall be submitted to and be approved in writing by, the local planning authority. The content of the LEMP shall include, but not be limited to, the following:
 - a) Description and evaluation of features to be managed.
 - b) Ecological trends and constraints on site that might influence management.
 - c) Aims and objectives of management.

- d) Appropriate management options for achieving aims and objectives (including biodiversity net gain).
- e) Prescriptions for management actions.
- f) Preparation of the work schedule (including an annual work plan capable of being rolled forward over a 30 year period).
- g) Details of the body or organisation responsible for implementation of the plan.
- h) Ongoing monitoring and remedial measures.
- i) Annual reporting.
- j) Legal and funding mechanism(s) for the long-term implementation of the plan, including 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 not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme.

- 6 Reason: To ensure the longevity of the landscaping scheme and benefit to biodiversity net gain, in accordance with policies ENV 1, ENV 2 and ENV 7 of the East Cambridgeshire Local Plan 2015.
- 7 Prior to commencement, and as per the recommendations within the Preliminary Ecological Appraisal prepared by Hushwing, dated January 2024, nocturnal bat surveys shall be carried out and a suitable mitigation plan shall be submitted to and approved in writing by the Local Planning Authority. All works shall be carried out in strict accordance with the mitigation plan.
- 7 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.
- 8 Prior to demolition or above ground construction a scheme for the demolition of the existing medical centre buildings and restoration of the land shall be submitted to and approved in writing by the local planning authority. The scheme shall include the method of demolition and timescales for the work.
- 8 Reason: To ensure that demolition is closely followed by redevelopment, to safeguard the character, appearance and integrity of the area, in accordance with policies ENV1, and ENV2 of the East Cambridgeshire Local Plan 2015 (as amended 2023).
- 9 Notwithstanding the approved plans, 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.

- 9 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).
- 10 No above ground construction shall take place until the elevation and material details for the separate bike and bin storage buildings shall be submitted to and approved in writing by the Local Planning Authority. The details shall also demonstrate how the buildings are physically separated and secured. The bike and bin storage buildings shall be operational prior to first use of the proposed development and maintained in perpetuity.
- 10 Reason: The application has been assessed as acceptable and complying with policy COM8 of the East Cambridgeshire Local Plan 2015 on this basis.
- 11 All soft landscaping works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed in writing with the Local Planning Authority. 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.
- 11 Reason: To ensure the longevity of the landscaping scheme, in accordance with policy ENV1 and ENV2 of the East Cambridgeshire Local Plan 2015 (as amended 2023).
- 12 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.
- 12 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).
- 13 The development hereby approved shall meet BREEAM Very Good standard or equivalent. If this standard cannot be achieved by virtue of the site's location then prior to above floor slab construction works it must be demonstrated by a BRE Licensed Assessor how all other BREEAM standards have been fully explored in order to meet the highest standard of BREEAM Good or equivalent and agreed in writing by the Local Planning Authority.
- 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 first occupation of the site for written agreement by the Local Planning Authority.
- 13 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.
- 14 No above ground construction shall take place until the details of the terrace screening have been submitted to and approved in writing by the Local Planning Authority. The

screening shall be installed prior to first use of the medical centre and shall be maintained and retained in perpetuity.

- 14 Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015 (as amended 2023).
- 15 Notwithstanding the approved plans, the 1st floor windows in the south-west; elevation of the development hereby permitted shall be glazed using obscured glass and fixed shut to a height of 1.8m from finished floor level and maintained in perpetuity.
- 15 Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015 (as amended 2023).
- 16 The medical centre use hereby permitted shall take place only between the hours of 0800-1900 Monday to Friday and 0730-1700 all other days, unless agreed in writing by the Local Planning Authority. Up to a maximum of three days per calendar week the medical centre may operate until 2200.
- 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 No above ground construction shall take place until a scheme for the provision and location of fire hydrants to serve the development to a standard recommended by the Cambridgeshire Fire and Rescue Service or alternative scheme has been submitted to and approved in writing by the Local Planning Authority. The hydrants or alternative scheme shall be installed and completed in accordance with the approved details prior to the occupation of any part of the development.
- 17 Reason: To ensure proper infrastructure for the site in the interests of public safety in that adequate water supply is available for emergency use. This is supported by paragraph 97 of the NPPF.
- 18 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.
- 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 No above ground construction shall take place until the enclosure details for the roof plant have been submitted to and agreed in writing by the Local Planning Authority. The enclosure shall be installed prior to commencement of use and maintained and retained in perpetuity.
- 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 The specific rated noise level emitted from the site shall not exceed the existing background noise level. The free field sound level shall be measured and/or calculated at the boundary of the nearest noise sensitive property. The noise level shall be measured and/or calculated in accordance with BS 4142:2014+A1:2019.

- 20 Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015 (as amended 2023).
- 21 Low frequency noise from the electrical substation shall not exceed the criteria in any single 1/3 octave-band between 10 Hz and 160 Hz of the criterion curve set out in Section 4.1 of NANR45.
- 21 Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015 (as amended 2023).
- 22 The external lighting for the site shall be installed and operated in accordance with the lighting plan 843-FH-XX-00-DP-L-701 REV P2. The use of the external lighting shall be restricted to 1 hour before and after the opening times agreed in condition 16 of this decision notice.
- 22 Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015 (as amended 2023).
- 23 In the event that a secondary access to the site is proposed, a scheme shall be submitted to and approved in writing by the Local Planning Authority which details how the southern access to the site shall be effectively and permanently stopped up, and incorporated as additional parking for the Medical Centre.
- 23 Reason: In the interests of highway safety, in accordance with policies COM7 and COM8 of the East Cambridgeshire Local Plan 2015 (as amended 2023).
- 24 Prior to first occupation or commencement of use of the development 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.
- 24 Reason: In the interests of highway safety, in accordance with policies COM7 and COM8 of the East Cambridgeshire Local Plan 2015 (as amended 2023).
- 25 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.
- 25 Reason: In the interests of highway safety, in accordance with policies COM7 and COM8 of the East Cambridgeshire Local Plan 2015 (as amended 2023).
- 26 The development shall be carried out in strict accordance with the recommendations contained within Section 5 of the Geo-Environmental Desk Study prepared by EPS, dated 31st January 2024.
- 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).

- 27 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.
- 27 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).

END