



20/01145/FUL



N I A B Agrigate Research Hub
Hasse Road District Council
Soham

East Cambridgeshire

Date: 16/11/2020

Scale: 12,000

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MAIN CASE

Reference No: 20/01145/FUL

Proposal: Installation of a solar array and associated development

Site Address: N I A B Agrigate Research Hub Hasse Road Soham Ely
Cambridgeshire CB7 5UW

Applicant: NIAB

Case Officer: Emma Barral Planning Officer

Parish: Soham

Ward: Soham North

Ward Councillor/s: Victoria Charlesworth
Alec Jones

Date Received: 28 August 2020 **Expiry Date:** 11th December 2020

[V121]

1.0 **RECOMMENDATION**

1.1 Members are recommended to approve, subject to the recommended conditions below that can be read in full on the attached Appendix 1.

- 1 Approved Plans
- 2 Time Limit
- 3 Hard Landscaping
- 4 Biodiversity Enhancements
- 5 Constructions Hours
- 6 Tree Protection
- 7 Piling Foundations
- 8 Surface Water

2.0 **SUMMARY OF APPLICATION**

2.1 The delegations of Section 70 and 72 of the Town and Country Planning Act 1990 applications does not apply to any non-householder planning applications which relate to large scale renewable energy development. Planning applications for large scale renewable energy development are defined in several ways including “proposals for photovoltaic cells not located on domestic or commercial buildings over 200 metres squared”. The proposed development is for a 450sqm zone for the proposed solar PV array.

- 2.2 This application submitted relates to a small scale solar array and associated development attached to the existing facility at the NIAB Innovation Hub.
- 2.3 The proposed development comprises a permanent small scale solar array with the capacity to provide approximately 30kW of photovoltaic (PV) technology. An example of a typical and appropriate panel is submitted with this application as an indication. The PV modules will be arranged in four rows on ground mountings orienting towards the south at an angle of 45 degrees. An exact model of panel mounting system is not known at this stage, but the proposed mounts accommodate a configuration of one panel high. This would allow the solar arrays to stand 2.7 metres (8.8 feet) above ground level.
- 2.4 The proposal would also include an electrical generation and storage module (steel container) which is proposed to be 3 metres (9.8 feet) in length x 2 metres (6.5 feet) in width and 2.2 metres (7.2 feet) in height with a low pitched roof. Amended Plans were received on the 18th November 2020 to demonstrate the smaller unit. This will house equipment including the ground source heat pump, batteries, inverter and controls for all the potential renewable energy systems on the site. The power from this will then be fed back to the main incoming board of the site via underground pipework. A control system at this point will distribute the power to site or feed back to the grid as required.
- 2.5 In addition, an existing shipping container that currently sits on the site of the proposed solar PV array would be relocated to the east of the application site. Other associated development includes the installation of some additional concrete hardstanding in the north of the site.
- 2.6 The full planning application, plans and documents submitted by the Applicant can be viewed online via East Cambridgeshire District Council's Public Access online service, via the following link <http://pa.eastcambs.gov.uk/online-applications/>. **Alternatively a paper copy is available to view at the East Cambridgeshire District Council offices, in the application file.**

3.0 PLANNING HISTORY

- 3.1 There is no relevant planning history.

4.0 THE SITE AND ITS ENVIRONMENT

- 4.1 The application site is located to the north of Hasse Road, outside the develop envelope of Soham.
- 4.2 The application site consists of a 0.2975ha (0.75 acres) piece of land that forms part of the National Institute of Agricultural Botany's (NIAB) Eastern Agri-Tech Innovation Hub, which offers laboratory and office space for temporary and short-term use by start-ups and SMEs in the sector of Agri-tech research and development. The proposals are located on land adjacent to the main Hub buildings. The land is currently laid to grass and gravel and part of the proposed development site is currently occupied by a temporary storage container which would require relocation. The proposals are located on an under-utilised part of the Hub site.

4.3 The application site is bordered to the south by a deep vegetated drainage ditch and line of mature trees, immediately beyond which is Hasse Road. The site is bordered to the east by the main NIAB Innovation Hub buildings. The northern boundary is marked by a line of mature trees. Beyond the NIAB Hub to the east and north is a large reservoir, a series of ponds and woodland. Uses otherwise surrounding the site are agricultural with pockets of deciduous woodland.

5.0 RESPONSES FROM CONSULTEES

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

Soham Parish Council - No Comments Received

Ward Councillors - No Comments Received

Consultee For Other Wards In Parish - No Comments Received

The Ely Group Of Internal Drainage Board - 15 September 2020- "This application for development is within the Middle Fen and Mere Internal Drainage District. The Board has no comment from a drainage point of view".

Lead Local Flood Authority - 19 November 2020- "As it isn't a major application we wouldn't normally provide any comments. From an initial scan of the documents we wouldn't anticipate there being any significant surface water implications but we haven't undertake a thorough review".

Lead Local Flood Authority - 19 November 2020- "We believe it would be reasonable to ask for a surface water condition. The condition does not need to required high levels of detail, however, it must be demonstrated that there will be mitigation included within the site, to ensure any overland flows from potential rutting (due to concentration of surface water along the drip line of the PV panels) will not increase any flood risk to surrounding land or property. This could be through the use of swales to intercept any overland flows, or infiltration trenches to capture and dissipate the surface water from the drip lines".

Defence Infrastructure Organisation Safeguarding (Wind Turb) - 6 November 2020- "Thank you for consulting the Ministry of Defence (MOD) on the above proposed development which was received by this office on 20/10/20. I can confirm the MOD has no safeguarding objections to this proposal".

National Air Traffic Services Ltd - 22 October 2020- "The proposed development has been examined from a technical safeguarding aspect and does not conflict with our safeguarding criteria. Accordingly, NATS (En Route) Public Limited Company ("NERL") has no safeguarding objection to the proposal.

However, please be aware that this response applies specifically to the above consultation and only reflects the position of NATS (that is responsible for the management of en route air traffic) based on the information supplied at the time of this application. This letter does not provide any indication of the position of any other

party, whether they be an airport, airspace user or otherwise. It remains your responsibility to ensure that all the appropriate consultees are properly consulted.

If any changes are proposed to the information supplied to NATS in regard to this application which become the basis of a revised, amended or further application for approval, then as a statutory consultee NERL requires that it be further consulted on any such changes prior to any planning permission or any consent being granted”.

ECDC Trees Team - 21 October 2020- “The submitted Arboricultural Impact Assessment and Arboricultural Method Statement document is acceptable please condition compliance with its recommendations if the application is successful”.

Environmental Health - 10 September 2020- “The implementation of solar farms is a frequent cause of complaint due to the pile driving required to install the arrays. After examining the plans and noting the small-scale nature of the proposal as well as the location I have no immediate concerns to raise but I would recommend a slightly modified set of construction hours as there do appear to be residential dwellings nearby. I would therefore advise that construction times and deliveries during the construction phase are restricted to the following:

08:30 - 17:00 each day Monday - Friday
08:30 - 13:00 on Saturdays and
None on Sundays or Bank Holidays

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 points to raise at this time but please send out the environmental notes”.

Environmental Health- 18 November 2020- “I was referring to Poplar Farm to the southeast and 48 Hasse Road to the northwest.

Those recommended hours for the piling are the standard ones I propose whenever ground piling is to be used as that is really the only realistic control for the noise and vibration. This appears to be a relatively small scale development so I’m sure the noise and vibration wouldn’t last for a long time but it would still be preferable to have those restricted hours attached”.

5.2 Neighbours – No neighbouring properties were notified and no responses were received. A site notice was displayed on the site on the 17th September 2020.

6.0 The Planning Policy Context

East Cambridgeshire Local Plan 2015

GROWTH 2	Locational Strategy
GROWTH 3	Infrastructure requirements
GROWTH 5	Presumption in favour of sustainable development
ENV 1	Landscape and settlement character
ENV 2	Design

ENV 4	Energy efficiency and renewable energy in construction
ENV 6	Renewable energy development
ENV 7	Biodiversity and geology
ENV 8	Flood risk
ENV 9	Pollution
ENV11	Conservation Areas
ENV12	Listed Buildings
ENV 14	Sites of archaeological interest
COM 5	Strategic green infrastructure
COM 7	Transport impact
COM 8	Parking provision

Supplementary Planning Documents

Design Guide
 Contaminated Land
 Cambridgeshire Flood and Water
 Natural Environments
 Renewable Energy (Commercial Scale) SPD

National Planning Policy Framework 2019

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

7.0 PLANNING COMMENTS

7.1 The application has been accompanied by a number of reports including an Arboricultural Report, Ecological Impact Assessment and a Business Plan.

7.2 Principle of Development

7.3 The National Planning Policy Framework (NPPF) sets out that the planning system has three overarching principles in relation to achieving sustainable development; these being economic, social and environmental objectives (paragraph 8). The economic objective seeks to secure a strong, responsive and competitive economy, supporting growth and the provision of infrastructure. The social objective seeks to support strong, vibrant and healthy communities by providing well-designed and safe built environments. The environmental objective seeks to contribute to protecting the natural, built and historic environment by making effective use of land, improving biodiversity and using natural resources prudently. The objective seeks to minimise waste and pollution, and mitigate and adapt to climate change while moving to a low carbon economy. Chapter 14 of the NPPF sets out that Local Planning Authorities (LPAs) should support community-led initiatives for renewable and low carbon energy, including sites which fall outside of areas identified in local plans. Furthermore, this chapter states

that LPAs should not require applicants to demonstrate the overall need for such projects and recognise that even small-scale projects provide a valuable contribution to cutting greenhouse gas emissions. Paragraph 154b of this chapter states that LPAs should approve the application if its impacts are, or can be made acceptable.

- 7.4 Policy GROWTH 2 of the East Cambridgeshire Local Plan 2015 discusses the locational strategy for the District and sets out that outside development envelopes, development will be strictly controlled in order to protect the countryside and the setting of towns and villages. Development outside of the development envelopes is restricted to a limited number of categories, one of which is renewable energy projects (bullet point 12). Applicants are directed to policy ENV 6 of the Local Plan 2015.
- 7.5 ECLP Policy ENV 6 sets out that renewable energy schemes will be supported wherever possible and that the wider environmental, social and economic benefits will be given significant weight, unless these benefits are outweighed by significant adverse impacts that cannot be remediated and made acceptable in relation to:
- *The local environment and visual landscape impact.*
 - *Impact on the character and appearance of the streetscape/buildings.*
 - *Key views, in particular those of Ely Cathedral.*
 - *Protected species.*
 - *Residential amenity.*
 - *Safeguarding areas for nearby airfields; and*
 - *Heritage assets.*
- 7.6 Policy ENV 6 states that the visual and amenity impacts of proposals will be assessed on their merits, both individually and cumulatively. Provision should be made for the removal of facilities and reinstatement of the site, should they cease to operate.
- 7.7 East Cambridgeshire District Council's supplementary planning document 'Renewable Energy Development (Commercial Scale)' 2014 sets out the District's approach to renewable energy proposals. While the principle of renewable energy projects is supported by the Core Strategy, Paragraph 2.4.5 of the 'Renewable Energy Development (Commercial Scale)' document advises that renewable energy proposals will be considered on their own merits, on a case by case basis. The paragraph sets out that applications will be assessed in terms of their environmental, economic or social benefits, and whether there are any adverse impacts, for example on landscape character, the natural and historic environment, public rights of way and highway network, residential amenity and the operation of aviation sites.
- 7.8 The principle element of the proposals comprise a small scale solar array with the capacity to provide approximately 30kW of photovoltaic (PV) technology. These proposals form part of a wider business upgrade and refurbishment project being pursued by NIAB at the Eastern Agri-Tech Innovation Hub. Integral to the success of this wider term strategy is the implementation of renewable energy systems on the site. This will allow the site to secure energy security and to provide additional research and development opportunities within the Agri-tech industry associated with the technologies on site.

- 7.9 The proposals would provide significant benefit to the existing business and local area, as outlined in the submitted Business Plan. The renewable energy project complies with the overarching social, economic and environmental aims of the NPPF, and would contribute to the mitigation and adaptation to climate change by helping to move towards a low carbon economy. The proposal also meets the aims of ECLP policies GROWTH 2 and ENV 6 which seek to secure opportunities for renewable energy generation in the District. The policy stance gives substantial weight to the provision of renewable energy projects. The principle of development for this scheme is therefore considered to be acceptable subject to all other material considerations being satisfied, matters which will be considered in the remainder of this report.
- 7.10 Visual Amenity
- 7.11 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 127 and 130 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.
- 7.12 The principle reason for the proposed development is to produce electricity through the harnessing of solar energy. The site would otherwise remain in its current use and these proposals would complement that use onsite that relates to research and development for the agricultural industry. The siting and design of these minor proposals is considered to be well related to the existing site. Whilst located within the countryside, the existing use of the site is for industrial and research and development purposes, and so comprises a substantial amount of built environment. The various elements of the scheme are intrinsic to this existing built development, and would be seen as a very minor extension to the existing site.
- 7.13 The proposed layout incorporates four rows of solar PV arrays. The electrical generation and storage module will be a steel container measuring 3 metres (9.8 feet) in length x 2 metres (6.5 feet) in width and 2.2 metres (7.2 feet) in height with a low pitched roof and is therefore modest in size and scale. An existing shipping container is relocated on the site to the east of its existing position.
- 7.14 The proposed development is set back within the site and also behind existing dense vegetation, which would therefore screen views towards the development. Due to the scale of development, the visual impact would be negligible in the context of its relationship with the adjacent site and the current existence of a large shipping container in the location of the proposed solar array.
- 7.15 The proposed development is considered to comply with accordance with policies ENV1, ENV2 and ENV6 of the Local Plan 2015.
- 7.16 Trees and Landscaping
- 7.17 Existing trees on the site are retained. The Trees Officer has commented that the submitted Arboricultural Impact Assessment and Arboricultural Method Statement

document is acceptable and that compliance with its recommendations should form a planning condition.

- 7.18 Due to the small scale nature of the proposals and the need to futureproof other land within the site for future proposals, no additional soft landscaping is proposed at this stage. The ground under the solar panels would however be seeded with a wildflower/grass seed mix. Some hard landscaping is proposed via additional concrete hard standing in the northern section of the site as such a hard landscaping condition is recommended. The proposal therefore complied with Policy ENV1 of the Local Plan 2015.
- 7.19 Heritage Assets
- 7.20 The site is not located within close proximity to any Listed Buildings or Conservation Areas. There would therefore be no harm to any designated or non-designated heritage asset.
- 7.21 In respect of key views from Ely Cathedral, the application site is located approximately 7km from Ely Cathedral. The solar PV arrays would measure approximately 2.7m in height (8.8 feet), which is lower than the existing buildings on the site. Furthermore, the area for the PV array is under 450 square metres. At this distance and within these development parameters, views from Ely Cathedral would be negligible. The proposal therefore complies with Policies ENV6, ENV11 and ENV12 of the Local Plan 2015.
- 7.22 Residential Amenity
- 7.23 It is considered due to the nature of the proposal that while it is operational, the proposal will have very limited impact upon residential amenity.
- 7.24 The nearest residential dwellinghouse to the north-west of the application site is located over 175 metres (574 feet) away from the site where the solar panels would be located. Also, Poplar Farm to the southeast and 48 Hasse Road to the northwest. The Environmental Health Team have been consulted and have commented that due to the small-scale nature of the proposal as well as the location they have no immediate concerns to raise but they would recommend a slightly modified set of construction hours as there do appear to be residential dwellings nearby. The relevant conditions have therefore been appended.
- 7.25 It is considered that subject to suitable conditions the proposal will be acceptable in regards to policies ENV2 and ENV6 of the Local Plan 2015 in relation to residential amenity.
- 7.26 Highways
- 7.27 Policy COM 8 of the Local Plan 2015 seeks to ensure that proposals provide adequate levels of parking, and Policy COM 7 require proposals to provide safe and convenient access to the highway network. The site is accessed currently from Hasse Road. The proposals would utilise this existing access without modification. The use of the site is not changing or intensifying as part of this development, so long term traffic movements

are not a consideration of these proposals. Due to the nature of the development, it would not give rise to a need for additional parking on the site.

- 7.28 The existing facilities for access are therefore considered safe and appropriate for the proposed development in accordance with Policy COM7 of the Local Plan 2015.
- 7.29 Biodiversity
- 7.30 Paragraph 170(d) of the NPPF advises that development proposals should minimise impacts on biodiversity and secure net gain. Additionally, the paragraph discusses the importance of establishing coherent ecological networks that are more resilient to current and future pressures. Paragraph 175(d) advise that opportunities to incorporate biodiversity improvements should be encouraged, stating that development should be supported where the primary objective is to conserve or enhance biodiversity. Policy ENV7 of the Local Plan 2015 seeks to maximise opportunities for creation, restoration, enhancement and connection of natural habitats as an integral part of development proposals, seeking to deliver a net gain in biodiversity proportionate to the scale of development. Furthermore, the Natural Environment SPD also seeks for biodiversity net gain under policy NE6. Under policy NE9 of the Natural Environment SPD, new planting must be an integral part of the design of a development rather than as 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.
- 7.31 An Ecological Impact Assessment, prepared by AGB Environmental, was submitted with the application to ensure that no ecological implication arise from the proposed development. This concludes that the proposed development will not adversely affect any statutory or non-statutory designated nature conservation sites.
- 7.32 To provide a biodiversity gain, a condition will be imposed requiring biodiversity improvements. Particularly the recommendations from the Ecological Impact Assessment (dated 27th August 2020) should be incorporated into the development, for instance bird boxes and seeding a wildflower and grassland mix under the solar panels. The proposed plans show the site around the solar panels to be gravel, however compliance with the Ecological Impact Assessment (dated 27th August 2020) is recommended which includes a wildflower and grassland mix under the solar panels.
- 7.33 It is considered that with appropriate conditions appended to any grant of permission, the proposed scheme could deliver a measurable net gain in biodiversity in accordance with policies ENV7 of the Local Plan 2015, paragraphs 170 and 175 of the NPPF, and policy NE9 of the Natural Environment SPD.
- 7.34 Flood Risk and Drainage
- 7.35 As the proposals comprise 'minor development', a site specific flood risk assessment is not submitted with this application. However, the Environment Agency's Flood Mapping

information has been examined, and an extract of the Flood Map for Planning map for this site is submitted with the application.

- 7.36 This shows that site falls within an area of Flood Zone 3 that benefits from flood defences with respect to flooding from rivers and sea. This is land that would have a high probability of flooding without the local flood defences. These protect the area against a river flood with a 1% chance of happening each year, or a flood from the sea with a 0.5% chance of happening each year.
- 7.37 The Environment Agency's maps confirm that the developable area of the site is not at risk from any other sources of flooding. There is a drainage ditch directly adjacent to the south west of the site, which holds water which flows into the fishing lake east of the site.
- 7.38 Solar developments, especially of this scale, are not generally associated with increasing flood risk, nor are they particularly vulnerable to flood risk. The installation of the rows of PV panels does not require any significant amounts of concrete, as the posts are usually simply driven into the soil. Usually, less than 1% of the site area associated with the solar array is likely to comprise of an increase in impermeable surfaces.
- 7.39 Rainfall falling onto the solar panels would runoff directly to the ground beneath and due to the permeability of the underlying soils, partly infiltrate the ground or runoff to the nearest watercourse as it does in the site's existing bareground state. Even in extreme surface water flood events, the solar array could remain operational as the panels will be elevated from the ground surface.
- 7.40 The following link (<https://flood-warning-information.service.gov.uk/long-term-flood-risk/map?easting=560471.27&northing=277241.05&map=SurfaceWater>) referenced shows that the application site area is in a low risk zone, however medium risk depth is located on the south side of Hasse Road. Even at the lower risk there is very limited surface water flooding risk within the site. As such surface water would not travel into the site where the solar panels would be located on the north site of Hasse Road as this is at low risk for surface water flooding.
- 7.41 Officers have discussed the need for a surface water drainage condition with the Lead Local Flood Authority who commented that "we believe it would be reasonable to ask for a surface water condition. The condition does not need to required high levels of detail, however, it must be demonstrated that there will be mitigation included within the site, to ensure any overland flows from potential rutting (due to concentration of surface water along the drip line of the PV panels) will not increase any flood risk to surrounding land or property. This could be through the use of swales to intercept any overland flows, or infiltration trenches to capture and dissipate the surface water from the drip lines". As such, a surface water condition is required to prevent risk to other surrounding land owners.

- 7.42 The development is not therefore vulnerable to flooding, and it would not lead to additional risk of flooding elsewhere offsite. The proposals are therefore considered in accordance with ENV8 of the Local Plan and Section 14 of the NPPF subject to the condition as recommended by the Lead Local Flood Authority to prevent additional risk of flooding downstream.
- 7.43 Other Matters
- 7.44 The application site is not located within close proximity to any major operational airfields. Defence Infrastructure Organisation Safeguarding has no safeguarding objections to the proposal and Air Traffic Services Ltd have confirmed that the proposed development does not conflict with safeguarding criteria. Furthermore, the solar array, comprising just four rows and a capacity of approximately 30kW, is not considered sufficiently large enough to cause any impacts in relation to glint and glare.
- 7.45 Summary
- 7.46 Chapter 14 of the NPPF sets out that Local Planning Authorities should support initiative for renewable energy developments. Policy ENV6 of the Local Plan 2015 states that renewable energy schemes will be supported wherever possible providing that the benefits of the proposals outweigh any harms. East Cambridgeshire District Council also has a Supplementary Planning Document 'Renewable Energy Development (Commercial Scale)' which sets out that the principle of renewable energy development is accepted. The principle of development in this instance is therefore considered to be acceptable.
- 7.47 In terms of the visual impacts of the proposals, given the limited visibility, remote location, setback nature and small scale nature of the proposed development, the proposed development is not considered to be significantly harmful to visual amenity.
- 7.48 The amenity of local residents can be protected through the use of appropriate conditions to limit the construction hours. Furthermore, the proposed solar panel development is not sufficiently large enough to cause any impacts in relation to glint and glare.
- 7.49 There are no significantly detrimental impacts on highway safety as a result of the development, and following completion of construction, traffic movements to and from the site would be minimal.
- 7.50 The proposal is considered to comply with the adopted Local Plan 2015, Renewable Energy Development SPD and National Policy (NPPF).
- 7.51 On this basis it is recommended that the application is approved, subject to the recommended conditions that can be read in full in Appendix 1.

8.0 APPENDICES

8.1 Recommended Conditions

<u>Background Documents</u>	<u>Location</u>	<u>Contact Officer(s)</u>
20/01145/FUL	Emma Barral Room No. 011 The Grange Ely	Emma Barral Planning Officer 01353 665555 emma.barral@eastc ambs.gov.uk

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 - 20/01145/FUL Conditions

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

Plan Reference	Version No	Date Received
111807-IW-ZZ-XX-DR-0010		28th August 2020
111807-IW-ZZ-0-DR-0050		28th August 2020
111807-IW-ZZ-XX-DR-A-0060	P1	19 th November 2020
Arboricultural Impact Assessment		28th August 2020
Ecological Impact Assessment	Final	28th August 2020
RM093		18 th November 2020

- 1 Reason: To define the scope and extent of this permission.
- 2 The development hereby permitted shall be commenced within 3 years of the date of this permission.
- 2 Reason: To comply with Section 91 of the Town and Country Planning Act 1990, as amended.
- 3 No above ground construction shall commence until full details of hard landscape works have been submitted to and approved in writing by the Local Planning Authority. These details shall include hard standing location and details. The works shall be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with an implementation programme submitted to and approved in writing by the Local Planning Authority prior to first occupation.
- 3 Reason: To safeguard the character and appearance of the area, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015.
- 4 Notwithstanding the approved plans, the biodiversity improvements stated in the Ecological Impact Assessment by AGB Environmental (dated 27th August 2020) shall be installed prior to the first use of the hereby approved development and thereafter maintained in perpetuity.
- 4 Reason: To protect and enhance species in accordance with policies ENV1, ENV2 and ENV7 of the East Cambridgeshire Local Plan 2015 and the Natural Environment SPD.
- 5 No construction works and deliveries during the construction phase shall take place outside of the following hours:
08:30 - 17:00 each day Monday - Friday
08:30 - 13:00 on Saturdays and None on Sundays or Bank Holidays and Public Holidays
- 5 Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015.
- 6 The development hereby permitted shall be carried out in accordance with the submitted Arboricultural Impact Assessment and Arboricultural Method Statement dated 1st September 2020.

- 6 Reason: To ensure that the trees on site are adequately protected, to safeguard the character and appearance of the area, in accordance with policies ENV1 and ENV2 of the East Cambridgeshire Local Plan 2015.
- 7 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.
- 7 Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015.
- 8 No development shall take place until a scheme to dispose of surface water has been submitted to and approved in writing by the Local Planning Authority. The scheme(s) shall be implemented prior to completion of the works.
- 8 Reason: To prevent the increased risk of flooding and to improve and protect water quality, in accordance with policies ENV2 and ENV8 of the East Cambridgeshire Local Plan 2015. The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted.