
MAIN CASE

Reference No: 16/01121/FUM

Proposal: Change of Use of agricultural land to industrial (class B2) use and erection of a concrete manufacturing facility, with associated engineering and accommodation works and extension to an existing building and travelling crane rails.

Site Address: Land North Of 190 Wisbech Road Littleport Cambridgeshire

Applicant: L F P McCann

Case Officer: Barbara Greengrass, Senior Planning Officer

Parish: Littleport

Ward: Littleport West
Ward Councillor/s: Councillor Christine Ambrose-Smith
Councillor Paul Cox

Date Received: 30 August 2016 **Expiry Date:** 10 February 2017
[R192]

1.0 RECOMMENDATION

1.1 Members are requested to APPROVE subject to the recommended conditions below. The conditions can be read in full on the attached Appendix 1.

- 1 Approved plans
- 2 Time Limit -FUL/FUM/LBC
- 3 Specified materials
- 4 Surface water drainage details
- 5 Archaeological investigation
- 6 Tree Protection Measures
- 7 Bund and soft landscaping
- 8 Provision of parking
- 9 Construction times
- 10 Hours of operation
- 11 Hours of deliveries to site
- 12 Noise management plan
- 13 Specified noise levels
- 14 External lighting details
- 15 Hours of use for floodlighting
- 16 Ecology mitigation measures

2.0 SUMMARY OF APPLICATION

- 2.1 This full application proposes an expansion to the existing concrete product manufacturing facility at the F P McCann site. It proposes the change of use of land from agricultural to industrial (Class B2) use and the erection of a building for use as a concrete product manufacturing facility with associated staff parking. The production building will measure 70 metres by 40 metres and an associated concrete batching plant with silos extending to a height of 19.5 metres. Aggregate bays are proposed alongside the provision of extensive areas of hardstanding for the open storage/curing of concrete products, provision of a bund, security lighting and the extension to an existing shed and the provision of an outdoor crane.
- 2.2 During the course of consideration of the application amendments have been sought to introduce bunding, decrease the lighting provision on the site and additional noise and hours of operation information. The applicant has also amended the size and orientation of the production building and the concrete mixing plant.
- 2.3 The application is accompanied by a Landscape and visual appraisal, a noise assessment, tree survey and landscaping plan, flood risk assessment, ecology report and transport assessment.
- 2.4 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.**
- 2.5 This application has been brought to Planning Committee as it proposes major employment development of more than 1,000 square metres.

3.0 PLANNING HISTORY

- 3.1
- | | | | |
|--------------|---|----------|------------|
| 99/00641/FUL | Erection of detached workshop building | Approved | 11.10.2002 |
| 95/00711/FUL | Change of Use from Agricultural storage Building to General Storage and light industrial. | Approved | 15.04.1996 |

4.0 THE SITE AND ITS ENVIRONMENT

- 4.1 The site lies to the north and west of the existing industrial land along Wisbech Road to the north west of Littleport. The site area is presently open agricultural land and is bounded by open land to the north and west and to the south and east by industrial land. There a number of residential properties nearby to the south and south west and to the north and north-west of the site.

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.
- 5.2 **Lead Local Flood Authority** – Since our initial objection dated 5th December 2016 the applicant has provided updated information to address our concerns. The applicant has now updated the surface water drainage strategy to take account of the updated climate change allowances. Whilst some above ground flooding is expected during the 1% AEP plus climate change critical storm, the average depths do not exceed 46mm. The updated Flood Risk Assessment prepared by EWE Associates (ref: 2016/1958, Rev E dated December 2016) confirms that the surface water drainage features will be maintained by FP McCann (the owners of the site). Objection has been removed and a condition recommended regarding surface water drainage scheme.
- 5.3 **Local Highways Authority** – The Highway Authority does not object to the application subject to a condition regarding the provision and implementation of a Travel Plan.
- 5.4 **Environmental Health** – Additional information has addressed the concerns raised by the Environmental Health Technical Officer. No further objections raised subject to conditions to control the potential impact.
- 5.5 **Cambridgeshire Archaeology** - Our records indicate that the site lies in an area of high archaeological potential. The site lies close to the fen edge, on the former fen island of Littleport. Early Bronze Age settlement has been recorded to the east along Wisbech Road (Historic Environment Record reference ECB2469, ECB2820). Romano-British remains relating to salt-working and associated settlement on the north side of the island were also recorded to the north east of the application area and adjacent to Camel Road (ECB1357, ECB4042). Archaeological works carried out to the south east (beneath the filling station - HER No. ECB3253) in 2009 uncovered a Roman lazy bed formation, usually associated with Romano-British farming/villa estates suggesting one may be nearby, or associated Roman fen-edge industry. In addition, adjacent to the application area is artefact evidence of Prehistoric occupation (Historic Environment Record reference 07184, 07195) and further evidence of Roman salt-working to the north (07197). We do not object to development from proceeding in this location but consider that the site should be subject to a programme of archaeological excavation secured through the inclusion of a condition.
- 5.6 **Environment Agency** – The site is situated within Flood Zone 3 (high risk) of the Environment Agency's Flood Map. We have reviewed the submitted Flood Risk Assessment (FRA) (ref: EWE Associated Ltd) dated August 2016 with regard to tidal and designated main river flood risk sources only. We consider that the FRA is appropriate for the scale and nature of the development and we therefore have no objection.
- 5.7 **Design Out Crime Officers** – The planning statement and drawings show that consideration has been given to security measures such as fencing, lighting,

parking, cycle parking and access. This office would be happy to discuss Secured by Design with the applicant should this application be granted.

- 5.8 **Parish** – No objections raised
- 5.9 **The Ely Group Of Internal Drainage Board** – The Board has no objections in principle to the development, providing the surface water strategy in the Flood Risk Assessment is adhered to, e.g discharge at 1.1l/s/ha. The surface water discharge will require the consent of the Board, which will be in the form of a legal agreement. This is in order to protect the Board's system from future development. The Board's consent must be obtained before works start on site. The Board's Main Drain runs adjacent to the site and access must be maintained to allow the Board to undertake its operations. Under the Board's Byelaws, no works can take place or structures erected within nine metres of the top of the Main Drain without the prior consent of this Board.
- 5.10 **Anglian Water Services Ltd** - No objections raised subject to a condition regarding a surface water management strategy.
- 5.11 **Cambridgeshire Fire And Rescue Service** - No Comments Received
- 5.12 **Minerals And Waste Development Control Team** - No Comments Received
- 5.13 **Senior Trees Officer** - This application is for a large industrial complex on existing agricultural land within the Fenland landscape. There is a thin belt of attractive trees within the site adjacent Little Marefen Drove that are to be retained. A landscaping scheme has been submitted providing planting of a tree belt along the Northern boundary of the site presumably for screening. Please be aware my comments are subject to my professional limitations and I recommend you consider consulting with a landscape architect for a full assessment of these and future plans. I have concerns this proposal will have a negative impact upon the landscape character of the area which would be in conflict with guidance within the local plan (ENV1: Landscape and settlement character). However I acknowledge there is existing industry which currently impacts views, on that basis I do not object to this application. If the application is to be approved the Tree Protection Plan within C-1395-01 will be required to be implemented under condition of planning approval, to ensure the successful retention of trees at the site (Condition TR9A). I have considered the landscaping scheme and am aware that the woodland mix is a selection more appropriate to native woodland than a Fenland landscape. It should also be stated that due to the size of the development and the contour of the landscape there is no planting solution that would affectively screen this development, including this scheme. My advice is that the landscaping is revised to include Willow trees suited to traditional Fenland landscape although I feel the submitted scheme is also expectable as the current landscaping of the location is inconsistent with native landscape. If the application is to be approved I recommend the Landscaping Scheme within C-1395-01 and the associated Landscaping Maintenance Schedule to be implemented under condition of planning approval (Condition LS6A).
- 5.14 **Ward Councillors** – Cllr J Webber- I fully support this application. The expansion to this site will bring new jobs and industry to Littleport without any major impact on the

countryside or Village itself. I would like to see the speed limit on this road reduced from 60 miles an hour, and a Highways Improvement application was submitted last year by The Littleport Parish Council which was rejected by the County Council as the Police would not support a reduction to 30 miles an hour. However, I believe a further application will be made in the future requesting a speed reduction to either 40, or 50 miles per hour.

5.15 A site notice was posted, an advert was placed in the Cambridge Evening News and 80 neighbouring properties were notified and the 4 responses received are summarised below. A full copy of the responses are available on the Council's website.

- adversely effected by noise and dust
- light pollution
- visual impact from properties to the north and the A10
- other more suitable sites must be available elsewhere
- loss of agricultural land and harm to wildlife
- object to siting in the middle of a field
- industrial sprawl
- loss of peace and tranquillity
- the present site is poorly managed

6.0 The Planning Policy Context

6.1 East Cambridgeshire Local Plan 2015

GROWTH 1	Levels of housing, employment and retail growth
GROWTH 2	Locational strategy
GROWTH 3	infrastructure requirements
GROWTH 5	Presumption in favour of sustainable development
LIT 4	Employment allocation, land north of Wisbech Road
EMP 1	Retention of existing employment sites and allocations
EMP 2	Extensions to existing businesses in the countryside
ENV 1	Landscape and settlement character
ENV 7	Biodiversity and geology
ENV 8	Flood risk
ENV 9	Pollution
COM 7	Transport impact
COM 8	Parking provision
ENV2	Design

6.2 Supplementary Planning Documents

Cambridgeshire Flood and Water

6.3 National Planning Policy Framework 2012

- 1 Building a strong, competitive economy
- 3 Supporting a prosperous rural economy
- 7 Requiring good design

10 Meeting the challenge of climate change, flooding and coastal change

7.0 PLANNING COMMENTS

- 7.1 The main issues to consider in determining this application are the principle of development, the visual impact, the impact on residential amenity, highway safety, ecology and drainage.

8.0 **Principle of Development**

- 8.1 FP McCann is the UK's market leader in the manufacture and supply of precast concrete products. The company offers a wide range of products including drainage components, shaft and tunnel segments, fencing and walling products and railway components. The site currently employs around 90 staff and is now keen to expand and diversify in order to meet increased demand from London. The applicant advises that this new development will deliver a further investment in Littleport and East Cambridgeshire District in excess of £2m and it is expected to generate another 90 jobs as well as knock on benefits for the local economy.
- 8.2 The site to be developed to expand the business is agricultural land and comprises an area of 7.5 hectares, adjoining the western and northern boundaries of the existing F P Mc Cann operation. Access is proposed via the existing access in situ next to the Thurlow Nunn site. The southern part of the application site is an employment allocation within the Local Plan Policy LIT 4, so the principle of development on this part of the site is acceptable. The development of this site and expansion of the existing business is supported by Policies GROWTH 2 , GROWTH 3 and GROWTH 5 of the Local Plan. The northern part of the site is outside of the settlement boundary so is classed as countryside. However Policy EMP 2 allows for the extension of existing businesses in the countryside subject to other planning considerations relating to, visual impact, scale, traffic generation and residential amenity. Each of these will be considered in turn.
- 8.3 It is considered that given the above policy context the principle of this expansion is acceptable and accords with the sustainable development principles of the Local Plan and the NPPF.

9.0 **Visual Amenity**

- 9.1 As well as the requirements of Local Plan policies ENV 1 and ENV 2 in safeguarding landscape and settlement character. Both Policies EMP 2 and LIT 4 emphasise the importance of development on this site being of a scale which would not harm the character and appearance of the area, having particular regard to the scale, height, design and massing of buildings and the provision of landscaping to minimise the visual impact on the surrounding countryside and minimise the impact on the nearby residential properties.
- 9.2 Policy ENV 1 seeks to protect the landscape and skylines and edge of settlement locations, the unspoilt nature and tranquillity of the area and nocturnal character of the area free from light pollution. To this end the applicant has submitted a landscape and visual impact assessment and a landscaping scheme and proposed lighting positions have also been provided. The assessment includes the predicted

visual impacts on the surrounding rural landscape, beyond the immediate site area, are not considered significant due to the limited visibility of the site. From middle and long distance views, the development, where visible, would appear either as a natural extension to the village or as an infill of the existing urban pattern, well integrated within the wider urban/rural landscape. Analysis suggests that the inter-visibility of the development is restricted to a local level and the potential for significant visual effects does not generally extend beyond 700m from the site.

- 9.3 The applicant originally provided a landscaping belt around the site but has agreed to the inclusion of a 3 metre high bund which will be landscaped, whilst retaining the existing site vegetation. The landscaped bund will be 10 metres wide and extend around the eastern and northern boundaries of the site. The Councils Tree Officer is satisfied that the landscaping scheme is compatible with the bund and the location and that the trees and hedgerows on the site can be adequately protected if the tree protection plan is implemented. Both of these matters can be secured by condition.
- 9.4 These measures will help assimilate the new built form and the outside storage areas into the wider landscape.
- 9.5 The main visual impact from the proposed development will be the provision of the new production building with the silos and concrete mixing facility. The building itself rises to a maximum height of 14.5 metres to the ridge with an eaves height of 11.9 metres. Two cement silos will be located on the western side of the building rising to a height of 19.4 metres. The building is large scale measuring 44 metres by 70 metres and it will be constructed to match the existing factory comprising a steel frame with concrete wall panels/blockwork at ground level and steel box profile sheets in goose-wing grey. Coated steel flashing to the ridge, corners, bargeboard, cills and window/door openings will be cornflower blue to match the existing production building.
- 9.6 The extension to the existing shed within the confines of the existing site comprises an extension of 15.2 metres by 15.6 metres in size in a northerly direction. The height of the extended element will be 7 metres using the same materials as the main building. Beyond the extension itself an outdoor crane will extend further north from the building for a distance of 24 metres. This building and crane extension are located within the centre of the existing site operations although at the northernmost end of the built form where it meets the existing outside storage areas. This area is used to store the finished concrete products and has a height restriction of 4 metres. It is considered that the visual impact of this extended structure will be acceptable being well related to the existing building confines and of a similar height.
- 9.7 However, it is accepted that the large concrete production building will be prominent to the north of the site and visible in the wider landscape, from the A10 and from Marefen and Little Marefen Drove and from the properties to the north and northwest of the site. Existing site boundary vegetation which is to be retained and 3 metre high bund with planting will help assimilate the new development as a whole into the landscape, but this will not screen the large production building. It is also considered that the colour of the steel sheeting is sensitive to and takes account of skyline views as it will help in reducing the visual mass of the building when viewed from a distance.

- 9.8 This visual impact will be most acute when the site is viewed from a northerly direction but this will be viewed against a backdrop and within the context of the existing large scale industrial area expanding in an easterly direction towards the A10. This facility is also an extension to an existing factory premises wishing to expand production. The area in the vicinity of the site is characterised by industrial development and very much has the feel of an industrial area. Weight should also be given to the fact that part of the site, the area to be used for outside storage, forms part of the employment allocation in the adopted Local Plan.
- 9.9 The outside storage areas proposed are extensive, area 1 to the south of the new production building measures some 1.93ha, area 2 around the production building measures 0.63 ha and area 3 to the north measures 1.88ha. The access road, concrete apron and parking provision measure an additional 1.50ha. The outside storage areas and the existing outdoor area are quite visible from the north of the site. However the bunding will offer significant screening to this area. The applicant has requested a storage height for the finished products of 5 metres but this is considered excessive. The height will therefore be restricted by condition, to 4 metres as is the case at the existing site.
- 9.10 On balance, and given the provision of the bund and landscaping it is considered that, whilst this development would extend into the countryside and will be visible every effort has been made to assimilate as much as possible and the character of the area is dominated by the existing large scale industrial estate and the existing concrete manufacturing facility. It is considered that the visual impact of the proposed development is acceptable in its context.
- 10.0 Residential amenity**
- 10.1 The critical consideration in respect of residential amenity is any potential noise impact from the proposed development on nearby residents to the south west south east, north and north west of the site as complaints have been received in the past from site operation at the existing FP McCann premises. The applicant has submitted a noise assessment which identifies the main noise sources on the site as it operates at present and assesses the likely noise impact on those residents adjoining the site compared to the existing background noise levels. The applicant also proposes to operate from Monday to Saturday from 7am to 7pm. The main noise sources identified are from deliveries of cement and aggregates to the site and the movement of materials within the site by forklift.
- 10.2 Following extensive discussions with the applicant the Environmental Health Officer is now satisfied that none of the neighbouring residents will suffer unacceptable levels of noise disturbance from the new premises. The noise bund will serve to mitigate the noise from deliveries to the site and the noise from general manoeuvring of vehicles within the site. The hours of operation proposed have been carefully considered, given the complaints received in relation to the existing site operations but these are considered acceptable, largely due to the mitigating effects of the bund and various conditions will be attached to secure adequate protection for residential amenity from noise at the site.
- 10.3 Light pollution is also a factor to be considered not only due to its likely impact on residential amenity but also within the wider landscape, in terms of its impact on

the nocturnal character of this rural area. Following concerns expressed by officers, the applicant has reduced the number of lighting columns proposed. The lighting columns will be 6.5 metres in height which the applicant states is required to effectively light the areas around the stacked product of up to 4 metres. This is accepted as reasonable although details of the lighting specification, including hoods and spillage are yet to be agreed and will be secured by condition. The lighting columns are positioned around the perimeter along with a 1.7 metre high security fence. The columns will now be 65 metres apart around the perimeter with some closer together within the centre of the storage areas and the applicant advises they will be switched off when production ends at 7pm. A condition will secure the position and levels of all lighting on the site and times of use.

- 10.4 It is considered with these amendments and conditions, that the levels of light emanating from the site can be adequately controlled to minimise glare and light pollution outside of the site, together with the illumination levels within the site and the impact on the night sky, thus protecting the nocturnal character of the rural area as much as possible. This will of course be fully assessed against existing background lighting levels in the vicinity and on the existing industrial areas.

11.0 Highway safety and parking

- 11.1 Access is proposed via the existing access point alongside the Thurlow Nunn site and there is provision for internal access to allow transition from the existing site. The application was accompanied by a Transport Assessment and Travel Plan. The County Highway Authority are satisfied with the information provided in terms of the adequacy of the access and the impact on the wider transport network. They have required a condition requiring a travel Plan to be agreed and monitored but this would require a fee and a S106 legal agreement. As a S106 legal agreement is not required for this development this is considered an unreasonable request in this instance.
- 11.2 The application proposes the provision of 52 parking spaces and ten cycle spaces near to the new production shed and shielded by the bund and landscaping. This does fall short of the Councils standard for B2 use by 9 spaces. However the applicant has stated that the number provided is based on his own experience at the existing site. The applicant advises that he doubts the additional 9 spaces would ever be used and will impact upon the operational area. The Transport Assessment advises that a considerable amount of the employees car share and this practice is encouraged by the company. Given the specialist nature of this use and the applicants comments regarding the existing use of the site, it is considered that in this instance the shortfall of 9 spaces can be accommodated, particularly as the car park is some distance from the public highway so is unlikely to lead to parking on the public highway and has not raised concerns from the Highway Authority. The proposal is considered to satisfy the provisions of Policies COM 7 and 8 of the Local Plan.

12.0 Ecology

- 12.1 The application was accompanied by a Phase 1 ecology report and water vole assessment. This identified that a primary concern during the survey was the likelihood of the ditches to sustain a water vole population. As the ditches were

completely dry during both visits to the site, it is considered impossible that water vole could be present on the fields and ditches in question.

- 12.2 Various mitigation measures are recommended, in particular for skylark, which will be secured by condition. Provided the recommendations outlined in the report are followed and works are undertaken at a suitable time of year, there will be no ecological constraints to the development. The proposal therefore satisfies Policy ENV 7 of the Local Plan.

13.0 Flood Risk and Drainage

- 13.1 The site lies within Flood Zones 2 and 3 and a Flood Risk Assessment has been submitted with the application. This concludes that there is a risk of flooding from the Great Ouse if the flood defence were to breach during extreme events, however it recommends mitigation measures that will reduce the risk to an acceptable level. In addition, the proposed use has extremely low vulnerability and is appropriate.
- 13.2 The surface water drainage strategy proposes a SUDS system which uses the existing watercourses which run through the site, consisting of 5 storage areas and the water will discharge into the watercourse at three discharge points. Both the Lead local Flood Authority and the IDB are satisfied with the drainage methods proposed and the applicant will maintain the SUDS system.

14.0 Planning Balance

- 14.1 On balance the proposed development will have the benefits of providing for additional employment opportunities at a location on the edge of a main settlement which accords with the locational strategies of the Local Plan and accords with the employment site allocation LIT 4. All other material planning issues have been examined and there are no other matters which would cause significant demonstrable harm to outweigh the benefits of this development in a sustainable location.

15.0 COSTS

- 15.1 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.
- 15.2 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.
- 15.3 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.

- 15.4 In this case Members' attention is particularly drawn to the following points:
No objections has been raised from consultees, part of the site is an employment allocation and Local Plan policies do allow for extensions to existing business in the countryside.

16.0 APPENDICES

- 16.1 Appendix 1 – Recommended Conditions

<u>Background Documents</u>	<u>Location</u>	<u>Contact Officer(s)</u>
16/01121/FUM	Barbara Greengrass Room No. 011 The Grange Ely	Barbara Greengrass Senior Planning Officer 01353 665555 barbara.greengrass @eastcambs.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 - 16/01121/FUM Conditions

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

Plan Reference	Version No	Date Received
FLOOD RISK ASSESSMENT	REVISION D	8th December 2016
LIT/EX-PD02(3)	C	13th January 2017
LIT/EX-PD02(0)	C	13th January 2017
LIT/EX-PD02(1)	C	13th January 2017
LIT/EX-PD02(2)	C	13th January 2017
LIT/EX-PD03	Rev B	6th January 2017
LIT/EX-PD04	Rev A	6th January 2017
NOISE IMPACT		30th August 2016
TRANSPORT ASSESSMENT		30th September 2016
EWE/1923/01		25th August 2016
LIT/EX-PD01		25th August 2016
LIT/EX-PD05		25th August 2016
LIT/EX-PD06		25th August 2016
LIT/EX-PD07		25th August 2016
C-1395-01		25th August 2016
OTHER		25th August 2016
ADDENDUM TRANSPORT ASSESS		20th September 2016
ACOUSTIC INFO		25th October 2016

- 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 The materials to be used in the construction of the external surfaces, including walls, roof and doors, shall be as specified on the approved plans. All works shall be carried out in accordance with the approved details.
- 3 Reason: To safeguard the character and appearance of the area, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015.
- 4 No development shall take place until a detailed surface water drainage scheme for the site, based on the agreed Flood Risk Assessment prepared by EWE Associates (ref: 2016/1958, Rev E) dated December 2016 has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of who will be responsible for maintenance and subsequently be implemented in full accordance with the approved details before the commencement of the use hereby approved or first use of the storage areas, whichever is the sooner.

- 4 Reason: To prevent flooding by ensuring the satisfactory storage/disposal of water from the site, 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.
- 5 No development shall take place until a written scheme of investigation (WSI) has been submitted to and approved by the Local planning Authority in writing. For land that is included within the WSI, no development shall take place other than in accordance with the agreed WSI which shall include: the statement of significance and research objectives, the programme and methodology of site investigation and recording and nomination of a competent person or organisation to undertake the agreed works, the programme for post excavation assessment and subsequent analysis, publication and dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI.
- 5 Reason: To ensure that any archaeological remains are suitably recorded in accordance with policy ENV14 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.
- 6 The tree protection measures as shown on drawing number C-1395-01 shall be implemented prior to the commencement of development, site works or clearance in accordance with the approved details, and shall be maintained and retained until the development is completed. Within the root protection areas the existing ground level shall be neither raised nor lowered and no materials, temporary buildings, plant, machinery or surplus soil shall be placed or stored thereon. If any trenches for services are required within the fenced areas they shall be excavated and backfilled by hand and any tree roots encountered with a diameter of 25mm or more shall be left unsevered
- 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 The 3 metres high bund and all soft landscaping works shall be carried out in accordance with the approved plans. The works shall be carried out prior to the first use of the site for the development hereby approved 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.
- 7 Reason: To safeguard the character and appearance of the area and ensure the longevity of the landscaping scheme in accordance with Policy ENV 1 and ENV 2 of the East Cambridgeshire Local Plan 2015.
- 8 Prior to the first use of the development hereby approved the parking and cycle provision shall be laid out, demarcated, levelled, surfaced and drained in accordance with the approved plan and thereafter retained for that specific use.

- 8 Reason: In the interests of highway safety, in accordance with policies COM7 and COM8 of the East Cambridgeshire Local Plan 2015.
- 9 Construction times and construction deliveries, shall be limited to the following hours:
08:00 to 18:00 each day Monday-Friday, 08:00 to 13:00 Saturdays. None on Sundays or Bank Holidays.
- 9 Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015.
- 10 Times of use of the site shall be limited to within the following hours:

07:00 - 19:00 each day Monday to Saturday
None on Sundays, Bank Holidays or Public Holidays.
- For the avoidance of doubt this means no working on site, including (but not limited to) operation of plant, machinery, deliveries or maintenance activities etc outside of these times.
- 10 Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015.
- 11 Deliveries to the site shall be limited to within the following times:

07:00 - 17:00 each day Monday to Saturday
None on Sundays, Bank Holidays or Public Holidays
- 11 Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015.
- 12 Prior to first use of the site a Noise Management Plan shall be submitted to and agreed in writing with the LPA. This shall include, but not be limited to, details of noise mitigation measures, including positioning and times of noisy activities (for example grinding, pressure washing etc), reversing alarms as well as what steps will be taken should noise complaints arise. The agreed noise management plan shall be adhered to at all times once the use hereby approved is first commenced.
- 12 Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015.
- 13 The specific rated noise level emitted from the site shall not exceed 41dB(LAeq1hour) free field at any residential dwelling when measured and/or calculated in accordance with BS4142.
- 13 Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015.
- 14 Prior to construction work commencing on site an external lighting plan shall be submitted to and agreed in writing with the LPA. This shall include, but not be limited to,

details of external lighting specifications, locations, proposed times of use (i.e if any security lighting) and a lighting plan to show light levels off and on site. (For information we would expect the design to comply with the Institute of Lighting Professionals guidance notes for the reduction of obtrusive light available at: <https://www.theilp.org.uk/documents/obtrusive-light/>).

- 14 Reason: To safeguard the character and appearance of the area and the residential amenity of nearby properties, in accordance with policy ENV1 and ENV2 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.
- 15 The use of the onsite floodlighting shall only be turned on between the hours of :

07:00 - 19:00 each day Monday to Saturday
None on Sundays, Bank Holidays or Public Holidays.
- 15 Reason: To safeguard the character and appearance of the area and residential amenity, in accordance with policies ENV1 and ENV2 of the East Cambridgeshire Local Plan 2015.
- 16 The ecology mitigation measures as specified in Section 6 of the Environmental Appraisal and Water Vole Assessment document dated August 2016 shall be adhered to before, during and after construction. The required nest boxes shall be erected on the buildings prior to the commencement of the use hereby approved.
- 16 Reason: To protect and enhance species in accordance with policies ENV1, ENV2 and ENV7 of the East Cambridgeshire Local Plan 2015.