
MAIN CASE

Reference No: 16/01159/FU3

Proposal: Change of use to car park, together with a footpath link from existing car park and associated external works

Site Address: Site South East Of Former Bowling Alley The Dock Ely Cambridgeshire

Applicant: East Cambridgeshire District Council

Case Officer: Richard Fitzjohn Planning Officer

Parish: Ely

Ward: Ely East
 Ward Councillor/s: Councillor Richard Hobbs
 Councillor Lis Every

Date Received: 5 September 2016 **Expiry Date:** 8th February 2017
[R193]

1.0 **RECOMMENDATION**

1.1 Members are requested to APPROVE this application, 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 Flood Risk Assessment
- 5 PD - No structures
- 6 SUDs without implement man. maintenance
- 7 Car park drainage
- 8 Visibility splays
- 9 Soft landscaping scheme
- 10 Soft landscaping maintenance
- 11 Site clearance
- 12 Structures
- 13 Lighting and lux scheme
- 14 Construction Environmental Management Plan

2.0 **SUMMARY OF APPLICATION**

- 2.1 Planning permission is being sought for a change of use from existing scrubland to a public car park, with associated works. In addition, the proposal includes a new 1.8m wide pedestrian footpath link between the existing Angel Drove public car park and the proposed new public car park. The car park would comprise 128 car parking spaces, including 8 disabled parking spaces and 2 parking spaces with electrical charging points. The proposed car park would provide vehicle access from the north-west side of The Dock.
- 2.2 The car park would be enclosed by 0.45m high timber rail fence and anti-ram bollards would be sited in strategic locations, in addition to some soft landscaping and low level planting. It is proposed that the car park surfacing would comprise Asphaltic concrete.
- 2.3 The application is supported by a Design and Access Statement, a Transport Statement and Transport Statement Addendum, a Phase 1 Habitat and Protected Species Survey, an Arboricultural Impact Assessment, an Air Quality Assessment, Contamination Report and a Flood Risk and Drainage 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 because East Cambridgeshire District Council is the applicant.
- 3.0 **PLANNING HISTORY**
- 3.1 There is no relevant planning history on this site.
- 4.0 **THE SITE AND ITS ENVIRONMENT**
- 4.1 The application site is located along The Dock, outside of the established development framework for Ely. The site is surrounded to the north, west and south by The Dock Business Park, Cambridgeshire Business Park and Angel Drove Car Park. A large Tesco superstore and Ely Train Station are located within close proximity to the north-east of the site.
- 4.2 The site comprises a 0.45 hectare area of scrubland, predominantly consisting of soil and rubble, with nettles, hemlock growth and a few Elder bushes. The site is bordered by a public footpath along the south-east boundary connecting the application site with The Dock Business Park and Tesco Superstore.
- 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 City of Ely Council – No concerns.

- 5.3 Ward Councillors - No Comments Received.
- 5.4 Cawdle Fen Internal Drainage Board – The application is within the Cawdle Fen Internal Drainage District. Can confirm that surface water discharge from the site was allowed for when the area as first developed. Therefore, the Board has no objections to the scheme. Given the close proximity of the site to the Board’s piped Main Drain, the consent of the Board is required.
- 5.5 Cambridgeshire County Council Transport Assessment Team – Originally requested further information and did not accept the findings of the original traffic count survey as it was not carried out in a neutral month. The application did not provide sufficient information to properly determine the highway impact of the proposed development. Therefore requested that the application was not determined until further information was submitted and reviewed.

Following submission of a further traffic count survey was conducted in a neutral month, and a Transport Statement Addendum and Arcady 8 report was submitted to the Local Planning Authority. The additional information was subsequently re-consulted and, in response to this information, the Local Highway Authority has stated that the outstanding TA issue is resolved and they have no further comments to make.

- 5.6 Parks And Open Space - No Comments Received.
- 5.7 Environment Agency – The site is located within Flood Zone 3 but is protected by the Ely Ouse flood defences up to a 1% Annual Exceedance Probability (AEP). Normally a site would be shown to be in an Area Benefiting from Defence (ABD) in these circumstances. However, the Environment Agency are unable to determine the risk of flooding from the IDB network, so the area has been excluded from the ABD. The submitted Flood Risk Assessment would usually be considered inadequate, as it has not taken account of the new climate change allowances or the most up to date modelled information. However, due to the nature of the proposed development, the Environment Agency has no objection. The proposed development will only meet the requirements of the NPPF if the following measures as detailed within the FRA are implemented and secured by condition:
- The development permitted by this planning permission shall be carried out in accordance with the approved FRA (EPS UK16.2234, 17 May 2016) and the following mitigation measures detailed in the FRA.

1. No structures shall be constructed at the site.

- 5.8 Natural England – No comments to make.
- 5.9 Environmental Health – Accepts the findings of the submitted Air Quality Assessment, that the development will have a negligible effect on air quality and that no mitigation measures are necessary. A car park is not regarded as a sensitive end use and the site represents a low risk with regard to contamination. Therefore contaminated land conditions are not required for any grant of approval.

- 5.10 East Cambridgeshire Access Group – Have been consulted during the pre-planning stage and are happy with the plans submitted. All development should comply with BS8300:2009 and Building Regulation Part M.
- 5.11 Cambs Wildlife Trust – The Wildlife Trust is aware that the closest designated sites are the Angel Drove Drains and the River Great Ouse County Wildlife Sites, and does not consider the proposal would have any significant negative impact on either of these. Accept the conclusions of the report that the proposal would have a limited impact on wildlife, with a small number of breeding birds potentially being displaced, but no other likely impacts on habitats or species. Recommend conditions be appended to any grant of planning permission requiring clearance to be carried outside of the bird breeding season. Consideration should be given to incorporating berry-producing shrubs in the landscaping species and/or providing bird boxes to adjacent landowners.
- 5.12 Design Out Crime Officers – Has had discussions and commented on the proposal prior to the application being submitted. Fully supportive of the application. Recommend that a condition is appended to any grant of planning permission require a lighting and lux plan to be agreed with the LPA, and would like to view these details prior to them being agreed.
- 5.13 The proposal is to develop a neglected industrial site for public car parking purposes. Self set vegetation has grown within the Western boundary of the site, much of which is required for removal while there is proposed planting along the boundary of the site and The Dock. An Arboricultural report submitted with the application identifies the vegetation required for removal as of low amenity value. Supports this information and considering the location of this proposal has no objection to the development. Recommends a full Landscaping Scheme, with associated Landscaping Maintenance Schedule, to be submitted under condition of planning approval.
- 5.14 Neighbours – 20 nearby business properties were notified and 3 responses were received, with 2 raising objections and 1 raising concerns. The issues raised within these responses are summarised below. A full copy of the responses are available on the Council’s website.
- Impact on street scene
 - Highway safety
 - Loss of privacy
 - Noise impact
 - Overbearing impact
 - Parking and turning
 - Increase of parking in The Dock Business Park by non-customers.
 - Traffic congestion
 - Highway maintenance along The Dock from increased use and associated financial contributions
 - Impact upon access to The Dock Business Park

6.0 The Planning Policy Context

6.1 East Cambridgeshire Local Plan 2015

GROWTH 3	Infrastructure requirements
GROWTH 4	Delivery of growth
GROWTH 5	Presumption in favour of sustainable development
COM 7	Transport impact
COM 8	Parking provision
ENV 1	Landscape and settlement character
ENV 2	Design
ENV 7	Biodiversity and geology
ENV 8	Flood risk
ENV 9	Pollution

6.2 Supplementary Planning Documents

Developer Contributions and Planning Obligations

Design Guide

Contaminated Land - Guidance on submitted Planning Application on land that may be contaminated

Cambridgeshire Flood and Water

6.3 National Planning Policy Framework 2012

4 Promoting sustainable transport

7 Requiring good design

11 Conserving and enhancing the natural environment

7.0 PLANNING COMMENTS

7.1 The main issues to consider when determining this application relate to the principle of development, transport impact and highway safety, ecology, flood risk and drainage, visual amenity and residential amenity.

7.2 Principle of Development

Policy GROWTH 3 of the East Cambridgeshire Local Plan 2015 sets out that key infrastructure requirements relevant to growth within the district include improvements to Ely Railway Station (including increased car parking). Furthermore, Policy COM7 of the East Cambridgeshire Local Plan 2015 states that development should be designed to reduce the need to travel, particularly by car, and should promote sustainable forms of transport appropriate to its particular location. In addition, it states that opportunities should be maximised for increased permeability and connectivity to existing networks.

The National Planning Policy Framework promotes sustainable transport. Paragraph 35 states that plans should protect and exploit opportunities for the use of sustainable transport modes for the movement of goods or people. Therefore, developments should be located and designed where practical to have access to high quality public transport facilities.

The proposed car park is located within close proximity to Ely Railway Station and the Design and Access Statement, submitted with the application, states that it is expected that the car park will be used by railway users due to its proximity to the railway station. The existing Angel Drove Car Park which is located within close proximity to the site is currently well used by railway users. Due to the similarly close proximity of the proposed car park to Ely train station, it is accepted that a significant proportion of users are likely to be railway users and the proposed car park would improve access to public transport.

It is therefore considered that the principle of development is acceptable and the proposal accords with Policy COM7 of the East Cambridgeshire Local Plan 2015 and the National Planning Policy Framework, whilst supporting the principle of Policy GROWTH 3 of the East Cambridgeshire Local Plan 2015.

7.3 Transport Impact and Highway safety

Policy COM7 of the East Cambridgeshire Local Plan 2015 also requires development proposals to provide safe and convenient access to the highway network and consider the travel and transport needs of people with disabilities, in addition to being capable of accommodating the level/type of traffic generated without detriment to the local highway network and the amenity, character or appearance of the locality.

The proposed car park would be accessed from The Dock which is a private road, currently owned and maintained by Tesco Supermarket. An informative would be appended to any grant of planning permission to make it clear that the developer may need consent from other landowners adjoining the site. The proposed access to the car park provides adequate visibility, allowing cars to exit the car park safely. The proposed car park includes 8 disabled parking spaces which accords with the parking standards set out within Policy COM8 of the East Cambridgeshire Local Plan 2015. A Disability Discrimination Act compliant access path would be provided near to the disabled parking, linking to the existing footpath on The Dock.

A Transport Assessment was submitted with the application to assess the impact of the proposed car park on the surrounding highway network. However, CCC Transport Assessment Team requested further information and did not accept the findings of the original traffic count survey as it was not carried out in a neutral month. CCC Transport Assessment Team commented that the application did not provide sufficient information to properly determine the highway impact of the proposed development and therefore requested that the application was not determined until further information was submitted and reviewed.

Following CCC Transport Assessment Team's request, a further traffic count survey was conducted in November which was considered a neutral month. In addition, a Transport Statement Addendum and Arcady 8 report were also submitted to the Local Planning Authority.

Based on data derived from the Angel Drove car park accumulation profile, the Transport Statement Addendum predicts that the majority of traffic generated by the proposed car park will arrive and depart outside of peak hours and will utilise the

A142 / The Dock roundabout. The results of the Arcady 8 report suggest that the A142 / The Dock roundabout would not be significantly impacted.

The additional information was subsequently re-consulted and, in response to this information, CCC Transport Assessment Team has stated that the outstanding TA issue is resolved and they have no further comments to make.

It is therefore considered that there would be no significant detrimental transport impact or highway safety issues created by the proposal, in accord with Policies COM7 and COM8 of the East Cambridgeshire Local Plan 2015.

7.4 Ecology

Policy ENV7 of the East Cambridgeshire Local Plan 2015 states that all development proposals will be required to:

- Protect the biodiversity and geological value of land and buildings and minimise harm to or loss of environmental features, such as trees, hedgerows, woodland, wetland and ponds.
- Provide appropriate mitigation measures, reinstatement or replacement of features and/or compensatory work that will enhance or recreate habitats on or off site where harm to environmental features and habitat is unavoidable; and
- Maximise opportunities for creation, restoration, enhancement and connection of natural habitats as an integral part of development proposals.

A Phase 1 Habitat and Protected Species Survey has been submitted with the application. The scope of this report is considered appropriate for the proposed development in accordance with Natural England's Standing Advice.

Designated sites

The application site is located within close proximity to a Site of Special Scientific Interest (Ely Pits and Meadows) and 3 County Wildlife Sites (Angel Drove Drains, Ely Cemetery and the River Great Ouse). However, the ecology report judges that development proposal will not impact on any of these designated sites as they are some distance from the proposed development site and separated by a busy railway line.

Protected species and habitats

The ecology report also confirms that there are no important or protected habitats present, nor is there any evidence of protected species within the application site. The surrounding buildings on the industrial estate are all modern warehouse-style steel buildings which have a very low probability of use by bats, due to their construction methods and materials. The ecology report states that due to the level of artificial lighting present around the site, any opportunity for bats to feed there in the summer is very limited. Although it is likely that bats roosting near to the site will forage over the site after dark, there is already an abundance of street and security lighting within the area and therefore bat foraging would be expected to continue.

Birds

The ecology report states that no Schedule one bird species were present on the site during the site visit, nor are they considered likely to use it. The report also states that nesting boxes are not appropriate as there are so few common bird species present.

Biodiversity enhancement recommendations

The report states that the site has few definable habitats so some planting with native species in the landscaping process will aid biodiversity. It recommends that a landscaping scheme including evergreen or berry-bearing shrubs would provide potential nesting sites and a food source for birds. Due to evidence of former use of the site by some nesting birds, the ecology report also recommends that any clearance work is carried out before the spring and summer bird breeding period starts or, if the project has to start during the spring and summer, that a careful check is carried out prior to work commencing and any areas with active nests avoided until the baby birds have departed from the nest. The ecology report also recommends bird boxes are offered to adjacent landowners for erection on their buildings to provide further biodiversity enhancement, however it would be unreasonable to append a condition to any grant of planning permission requiring this.

Although the site surroundings are already well-lit by existing street and security lighting and it is accepted that further lighting would be required to ensure a safe environment, a condition could be appended to any grant of planning permission to ensure that details of lighting within the site are agreed with the Local Planning Authority to minimise the impact upon nocturnal wildlife species.

The ecology report also confirms that there is an abundance of rabbits within the site. However, rabbits are not a protected species and Natural England does not afford them any notable protection. Therefore, the presence of rabbits within the site is not considered to be a significant consideration when determining this planning application. Natural England has been consulted on the application and has stated that they have no comments to make.

It is therefore considered that the proposed development accords with Policy ENV7 of the East Cambridgeshire Local Plan 2015 and the National Planning Policy Framework.

7.5 Flood Risk and Drainage

The NPPF requires that a sequential approach is taken to the location of development, based on Flood Zones, and development should as far as possible be directed towards areas with the lowest probability of flooding. The NPPF requires Local Planning Authorities to steer new development to areas at the lowest probability of flooding by applying a Flood Risk Sequential Test. The Local Planning Authority must determine whether the application site passes the NPPF Sequential Test.

The application site is located within Flood Zone 3, defined within the NPPF Planning Practice Guidance as having a 'high probability' of flooding. Although the proposed land use is not specified within the vulnerability classification table (Table

2) of the NPPF Planning Practice Guidance, the development type proposed is considered to be 'less vulnerable'. Table 3 of the NPPF Planning Practice Guidance makes it clear that 'less vulnerable' development is compatible with Flood Zone 3 and therefore is appropriate in this location.

The Environment Agency has been consulted on the application and, due to the nature of the proposed development, has no objection. The Environment Agency has also stated proposed development will only meet the requirements of the NPPF if the following measures as detailed within the FRA are implemented and secured by condition:

- *The development permitted by this planning permission shall be carried out in accordance with the approved FRA (EPS UK16.2234, 17 May 2016) and the following mitigation measures detailed in the FRA.*

1. No structures shall be constructed at the site.

A condition could be appended to any grant of planning permission, removing any permitted development rights for the erection of any structures within the site without the prior written consent of the Local Planning Authority.

Policy ENV8 of the East Cambridgeshire Local Plan 2015 requires all applications for new development to demonstrate that appropriate surface water drainage arrangements for dealing with surface water run-off can be accommodated within the site, and that issues of ownership and maintenance are addressed.

It is proposed that the car park, entrance and footpaths would be surfaced with stone mastic asphalt, which would increase the volume of surface water run-off during a storm event beyond that which would currently be experienced with the existing surfacing conditions which is more porous. However, the proposed car park includes a SuDS system, in the form of an underground attenuation tank, to slow the rate of surface water run-off. It is proposed that surface water will then be discharged into the existing IDB drainage pipe which runs along the south-west boundary of the site. Cawdle Fen Internal Drainage Board have been consulted on the application and have stated that surface water discharge from the site was allowed for when the area was first developed. Therefore, the Board have no objections to the scheme.

It is therefore considered that the proposed development accords with Policy ENV8 of the East Cambridgeshire Local Plan 2015, the Cambridgeshire Flood and Water SPD, the provisions of the PPG on Flooding and Coastal Change and the National Planning Policy Framework.

7.6 Visual Amenity

Policy ENV1 of the East Cambridgeshire Local Plan 2015 states that development proposals should demonstrate that their location, scale, form, design, materials, colour, edge treatment and structural landscaping will create positive, complementary relationships with existing development and will protect, conserve, and where possible enhance public amenity and access.

The site is located within an industrial estate comprising large warehouse-style buildings and is also within close proximity to large existing large car parks at Angel Drove and the Tesco Superstore. The site comprises scrubland which predominantly consists of soil and rubble, with nettles, hemlock growth and a few Elder bushes. The existing site therefore does not make any significant contribution to the area in respect of visual amenity.

Due to its scale and use, the proposed car park would be in keeping with the existing character of the area and would not create any significant detrimental impact in respect of visual amenity. The proposal would also enhance public amenity and access to Ely train station, in accord with Policy ENV1.

The siting of associated paraphernalia within the car park, such as entrance and exit barriers, lampposts, CCTV columns and boundary treatments, has been shown on the submitted plans. However, further details of their appearance would need to be agreed with the Local Planning Authority. A condition could be appended to any grant of planning permission requiring these details to be agreed by the Local Planning Authority.

An Arboricultural report was submitted with the application which identifies the vegetation required for removal as of low amenity value. In order to soften the visual impact of the car park, it is proposed that some replacement low level soft landscaping would be planted along part of the boundaries, predominantly adjacent to The Dock access road.

The Council's Tree Officer has no objection to the application, however recommends that a full Landscaping Scheme and associated Landscaping Maintenance Schedule is submitted under condition of planning approval. Conditions could be appended to any grant of planning permission requiring these details to be agreed by the Local Planning Authority.

It is therefore considered that the proposed development accords with Policies ENV1 and ENV2 of the East Cambridgeshire Local Plan 2015 and the National Planning Policy Framework.

7.7 Residential Amenity

The application site is significantly distanced from any residential properties. Therefore, there is no significant impact upon residential amenity which would result from the proposed car park.

It is therefore considered that the proposed development accords with Policy ENV2 of the East Cambridgeshire Local Plan 2015.

7.8 Other Matters

The layout of the proposal includes a raised pedestrian walkway with traffic calming ramps on either side, linking the proposed new footpath to the footpath on The Dock in order to provide an additional route for pedestrians to walk from the existing Angel Drove car park towards the train station. The traffic calming ramps and strategically placed paraphernalia (such as turfed areas, lampposts and CCTV

columns) would help to mitigate any anti-social issues within the car park. It is also stated within the submitted Design and Access Statement that access to the car park will be controlled via an Automated Number Plate Recognition system which will also help to mitigate any anti-social issues and misuse of the car park.

3 representations have been received from nearby businesses raising concerns that the proposed car park would encourage people to park vehicles within The Dock Business Park car park. However, management of access to The Dock Business Park car park is an issue for the landowner and is not a material planning consideration when determining this planning application. Concerns have also been raised regarding impact upon access to The Dock Business Park car park due to increased traffic. However, from the information provided within the Transport Statement the impact of additional traffic is unlikely to be significant and it is expected that the majority of cars will remain parked in the car park throughout a large period of the day.

The representations received also raise concerns regarding financial contributions and maintenance of the road along The Dock. Due to the type and scale of development, there is no planning requirement for financial contributions to be sought for the proposed development, whilst maintenance of the private road are a matter for the landowner.

7.9 Conclusion

The proposed development would provide additional car parking within the city, particularly for the use of railway users. The proposal therefore supports the use of sustainable transport methods and would likely lead to a reduction in traffic movements more widely within the district. Furthermore, the proposal would not have a significant adverse impact on transport, highway safety, ecology, flood risk and drainage, visual amenity or residential amenity.

8.0 APPENDICES

8.1 Appendix 1 – Recommended Conditions

<u>Background Documents</u>	<u>Location</u>	<u>Contact Officer(s)</u>
16/01159/FU3	Richard Fitzjohn Room No. 011 The Grange Ely	Richard Fitzjohn Planning Officer 01353 665555 richard.fitzjohn@ea stcambs.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 - 16/01159/FU3 Recommended Conditions

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

Plan Reference	Version No	Date Received
PHASE 1 HABITAT SURVEY		13th September 2016
TRANSPORT STATEMENT		5th September 2016
DESIGN AND ACCESS		5th September 2016
AIR QUALITY ASSESSMENT		5th September 2016
FLOOD RISK AND DRAINAGE ASSESSME		5th September 2016
GROUND INVESTIGATION		5th September 2016
TRANSPORT STATEMENT ADDENDUM		14th December 2016
5142 099		5th September 2016
ARCADY 8 REPORT		20th December 2016
280616/02		5th September 2016
EPS/LS/1624-1		5th September 2016
5142 100	E	7th October 2016
5142 103	B	7th 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 entrance, car park and footpaths shall be as specified on the application form. 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 The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (EPS,UK16.2234, dated 17th May 2016) and the underground SuDS system as shown on drawing no. 5142 Revision E.
- 4 Reason: To ensure that the development does not increase flood risk elsewhere by reducing floodplain capacity.
- 5 No development shall take place until details of the implementation; maintenance and management of the sustainable drainage scheme have been submitted to and approved by the Local Planning Authority.

Those details shall include:

- i a timetable for its implementation, and

- ii. a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.
- 5 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.
- 6 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order amending, revoking or re-enacting that Order), no structures shall be erected within the car park without the prior written consent of the Local Planning Authority.
- 6 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.
- 7 Prior to commencement of use, the proposed car park area and new footpath shall be laid out, demarcated, levelled, surfaced and drained in accordance with drawing no. 5142 Revision E and the application form, and thereafter retained for that specific use.
- 7 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.
- 8 Prior to commencement of use of the car park, 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.
- 8 Reason: To assimilate the development into its surroundings and to provide biodiversity enhancements, in accordance with policies ENV1, ENV2 and ENV7 of the East Cambridgeshire Local Plan 2015.
- 9 Prior to commencement of use of the car park, a scheme for the maintenance of the soft landscaping for a minimum period of 5 years from last occupation, shall be submitted to and agreed in writing by the Local Planning Authority. All works shall be maintained in accordance with the agreed scheme. The scheme shall include the following:
- i) methods for the proposed maintenance regime;
 - ii) detailed schedule;
 - iii) details of who will be responsible for the continuing implementation

iv) details of any phasing arrangements

- 9 Reason: To ensure the longevity of the landscaping scheme, in accordance with policy ENV1 and ENV2 of the East Cambridgeshire Local Plan 2015.
- 10 Any tree or shrub removal shall be undertaken outside of the bird breeding season of 1st March to 31st August in any calendar year. If clearance works must occur within bird breeding season then any vegetation targeted for clearance must first be surveyed by an ornithologist and clearance works would only be permissible if the survey reveals no active bird's nests within the relevant vegetation.
- 10 Reason: To protect and enhance species in accordance with policies ENV1, ENV2 and ENV7 of the East Cambridgeshire Local Plan 2015.
- 11 Prior to their installation, details of all structures within the site, including lampposts, CCTV columns, entrance/exit barriers and payment machines, shall be submitted to, and approved in writing by, the Local Planning Authority.
- 11 Reason: To safeguard the character and appearance of the area, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015.
- 12 Prior to commencement of use of the car park, a lighting and lux plan shall be submitted to, and agreed in writing by, the Local Planning Authority. The lighting and lux plan shall include details of all proposed lighting including locations, specifications, lux levels and assessment of impact and any mitigation proposed. Mitigation measures shall be agreed in writing with the local planning authority and implemented prior to use and adhered to thereafter.
- 12 Reason: In the interests of public safety, to prevent light pollution and to protect and enhance species in accordance with policies ENV1, ENV2 and ENV7 of the East Cambridgeshire Local Plan 2015.
- 13 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.
- 13 Reason: To safeguard the amenity of nearby businesses and in the interests of public health and safety, in accordance with policy 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.