1.0 RECOMMENDATION

1.1 Members are recommended to APPROVE the application subject to the recommended conditions below with any changes delegated to the Planning Manager. The conditions can be read in full on the attached Appendix 1.

1  Approved Plans
2  Time Limit OUT / OUM
3  Time Limit - OUT/OMM/RMA/RMM
4  Site Characterisation
5  Reporting of unexpected contamination
6  Surface water drainage scheme
7  Surface water maintenance scheme
8  Foul water drainage scheme
9  BREEAM requirement
10 Residential Travel Plan
11 Footway, crossing and access provision
12 Access gates restriction
13 Vehicular access width
14 Parking and turning
15 Visibility splays
16 Access and hardstanding drainage
17 Archaeological Investigation
18. Fire hydrants or sprinkler system
19. Tree protection
20. Biodiversity protection/enhancement
21. Construction hours
22. Construction Environmental Management Plan
23. Limit B1 Floor Space

2.0 SUMMARY OF APPLICATION

2.1 The application seeks outline planning permission for the change of use of land to a B1 (business) use, with associated B1 business units, a new vehicular access with Reach Road and landscaping. The matter of access is being considered as part of this application, with the matters of appearance, landscaping, layout and scale reserved. The Planning Statement submitted with the application states that the proposed development would provide a maximum total floor space of 5,700 square metres (which would be split between the 2 application sites for 17/01094/OUM and 18/00155/OUM).

2.2 Following the withdrawal of planning applications 17/01071/FUL and 17/01072/FUL for gas power-generators on this application site, this application for B1 development has been submitted to be considered alongside planning application 17/01094/OUM, forming a comprehensive scheme for B1 development across the two sites.

2.3 Both of these applications relate to land allocated for B1 (business) / B2 (general industrial) employment use within the East Cambridgeshire Local Plan 2015 and the Submitted Local Plan 2017.

2.4 The application is being taken to Planning Committee at the request of the Planning Manager due to the high level of public interest in the application site mostly generated by the withdrawn applications for gas-powered generators (planning application references: 17/01071/FUL and 17/01072/FUL).

2.5 The full planning application, plans and documents submitted by the Applicant can be viewed online via East Cambridgeshire District Council’s Public Access online service, via the following link [http://pa.eastcambs.gov.uk/online-applications/](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 17/01094/OUM Proposed employment development consisting of B1 uses, and associated access and landscaping.

17/00852/SCREEN SCREENING OPINION - Generator and associated infrastructure to provide a flexible generation facility on 12.06.2017
4.0 THE SITE AND ITS ENVIRONMENT

4.1 The site comprises approximately 0.9 hectares of uncultivated agricultural land located on the southern side of Reach Road, directly adjacent the Meadow View Business Park. The majority of the site falls within flood zone 1 in accordance with the Environment Agency flood risk maps but the eastern part falls within flood zones 2 and 3. The eastern boundary of the site is bordered by Reach Road and the western boundary of the site borders farmland. There is a public right of way which runs near to the site to the north. The site is located within close proximity to Devils Dyke. The nearest residential dwelling is No.60 Reach Road which is located approximately 115m to the east of the site. Burwell Castle (a scheduled monument) is located approximately 390m east of the site. The closest listed buildings are located approximately 600m from the site.

4.2 The site was identified as a potential area for employment development in the Core Strategy (2009) and the Burwell Masterplan (2013). Since then, the site has been allocated for B1/B2 use within Policy BUR2 of the East Cambridgeshire Local Plan 2015 and Policy BUR.E1 of the Submitted Local Plan 2017.

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 Design Out Crime Officers – “I have noted that all matters are reserved apart from access and I look forward to being consulted regarding the layout, design and boundary treatments for this proposal. I have no further comments at this stage”.

5.3 Burwell Parish Council – No objections.

5.4 Ward Councillors - No Comments Received

5.5 Asset Information Definitive Map Team - No Comments Received

5.6 Cambridgeshire Fire And Rescue Service - No Comments Received

5.7 Local Highways Authority – “The Highways Authority Development Management team has no objections in principal to this application. These comments only reflects
this team’s view on this proposal and not the CCC Transport Planning team which should be sort separately and prior to the determination of this application.

The applicant submitted speed survey data with this application and with 17/01094/OUM which sits in parallel with this application. This data demonstrated that speeds on the eastern approach were lower than the advertised 60mph national speed limit. As such this visibility splay can be reduced to 135m as prescribed and in line with the DMRB guidance.

The applicant has also included a footway and crossing point to facilitate pedestrian access to the site. These works are outside of the red line boundary so a Grampian Condition will be required.

Recommended Conditions:

Grampian Condition – Prior to first occupation the footway, crossing and vehicle junction / access works on the highway as shown on drawing SK-100 Rev P3 must be completed to CCC standards

HW8A – No gates to be erected across the vehicle access
HW11A – Access width to be as per approved drawing SK-100 Rev P3
HW14A – parking and turning area
HW18A – Visibility as per approved drawing Sk-100 Rev P3 (east 2.4m x 135m & west 2.4m X 215m)
HW22A – No private surface water shall be discharged on the highway

Recommended Informative:

This development involves work to the public highway that will require the approval of the County Council as Highway Authority. It is an OFFENCE to carry out any works within the public highway, which includes a public right of way, without the permission of the Highway Authority. Please note that it is the applicant’s responsibility to ensure that, in addition to planning permission, any necessary consents or approvals under the Highways Act 1980 and the New Roads and Street Works Act 1991 are also obtained from the County Council.”

5.8 County Archaeology – An archaeological evaluation of the wider site was conducted between 26th June and 2nd July 2017 and significant archaeological remains have been found to be present, with the highest concentration of archaeological features recorded in trenches 8-10 towards the southern portion of the site in the area highlighted for development under this application. Comments have already been provided to the Local Planning Authority regarding County Archaeology's appraisal of the findings of the report and their recommendation for a further mitigation strategy for this site. No objections, but advises that the archaeology condition recommended for planning application 17/01094/OUM is carried over to this application in order to secure the mitigation strategy.

5.9 Lead Local Flood Authority - No Comments Received
5.10 **Technical Officer Access** – All development should comply with BS8300:2009 and Building Regulation Part M. Will be pleased to comment on the full planning application.

5.11 **Trees Officer** – “In reference to my previous comments in relation to a proposed outline development (ref 17/01094/OUM) at this site (attached), I continue to raise no objection to development at this location. The primary landscape features are on the site boundaries and can be retained. The Arboricultural report submitted with this application is now inaccurate due to the change in site layout therefore, if this application is approved I recommend a condition confirming a Tree Protection Plan will be required to be submitted (TR2A), rather than supporting the Tree Protection Plan submitted with this application.”

5.12 **Environmental Health** - “I don't think there will be any issue of the existing surroundings affecting occupiers therefore the only issue is the business park affecting nearby residents. This is a speculative development of business units, so we don’t know who the end users are likely to be or what sort of effect they would have on the environment or the amenity of nearby residents. On that basis I’m not sure what conditions regarding noise could be placed on them so we would have to rely on nuisance legislation. There is an existing, adjoining, business park to the south east of the site, I can't find the conditions allocated to that site, i.e. opening hours etc. if there are restrictions on opening hours then it follows that this new site should not have anything less than the same restrictions. The nearest resident is at 60 Reach Road and is nearer the existing business park. Therefore I would suggest the following conditions:

**Construction phase:**
Due to the close proximity of existing residential properties I would advise that construction times and deliveries during the construction and demolition phase are restricted to the following:
08:00 – 18:00 each day Monday – Friday
08:00 – 13:00 on Saturdays and
None on Sundays, Public or Bank Holidays

I would also advise that prior to any work commencing on site a Construction Environmental Management Plan (CEMP) shall be submitted and agreed in writing with the Local Planning Authority (LPA) regarding mitigation measures for the control of pollution (including, but not limited to noise, dust and lighting etc.) during the demolition and construction phase. The CEMP shall be adhered to at all times during the demolition and construction phase, unless otherwise agreed in writing with the Local Planning Authority (LPA). Other than that, no issues, but please send out the environmental notes.”

5.13 **Strategic Planning** - No Comments Received

5.14 **Economic Development** - No Comments Received

5.15 **Waste Strategy (ECDC)** - No Comments Received

5.16 **Historic England** - No Comments Received
5.17 **Anglian Water Services Ltd** - No Comments Received

5.18 **Environment Agency** - The Environment Agency are satisfied that the proposed development can comply with the National Planning Policy Framework. The application form is vague about foul drainage arrangements and the drainage strategy submitted within the FRA appears to omit foul drainage considerations. Therefore, the Environment Agency recommends that a condition be appended to any grant of planning permission requiring a foul water drainage scheme to be agreed with the Local Planning Authority. The current layout shows the Flood Zone 3 portion of the site remains undeveloped, demonstrating that a sequential approach has been taken. This is an appropriate way to develop the site.

5.19 **Natural England** – No comments to make.

5.20 **Cambridge Ramblers Association** - No Comments Received

5.21 **Neighbours** – 22 neighbouring properties were notified, a site notice was posted and an advert was placed in the Cambridge Evening News and no responses were received.

6.0 **The Planning Policy Context**

6.1 East Cambridgeshire Local Plan 2015

- **BUR 2** Employment allocation, land at Reach Road
- **GROWTH 1** Levels of housing, employment and retail growth
- **GROWTH 2** Locational strategy
- **GROWTH 3** Infrastructure requirements
- **GROWTH 4** Delivery of growth
- **GROWTH 5** Presumption in favour of sustainable development
- **EMP 1** Retention of existing employment sites and allocations
- **ENV 1** Landscape and settlement character
- **ENV 2** Design
- **ENV 4** Energy efficiency and renewable energy in construction
- **ENV 7** Biodiversity and geology
- **ENV 8** Flood risk
- **ENV 9** Pollution
- **ENV 12** Listed Buildings
- **ENV 14** Sites of archaeological interest
- **COM 7** Transport impact
- **COM 8** Parking provision

6.2 Supplementary Planning Documents

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

6.3 **National Planning Policy Framework 2012**
1 Building a strong, competitive economy
3 Supporting a prosperous rural economy
4 Promoting sustainable transport
7 Requiring good design
10 Meeting the challenge of climate change, flooding and coastal change
11 Conserving and enhancing the natural environment
12 Conserving and enhancing the historic environment

6.4 Submitted Local Plan 2017

Burwell 3 Allocation Sites – BUR.E1
LP1 A presumption in Favour of Sustainable Development
LP2 Level and Distribution of Growth
LP3 The Settlement Hierarchy and the Countryside
LP8 Delivering prosperity and Jobs
LP16 Infrastructure to Support Growth
LP17 Creating a Sustainable, Efficient and Resilient Transport Network
LP22 Achieving Design Excellence
LP23 Water Efficiency
LP24 Renewable and Low Carbon Energy Development
LP25 Managing Water Resources and Flood Risk
LP26 Pollution and Land Contamination
LP27 Conserving and Enhancing Heritage Assets
LP28 Landscape, Treescape and Built Environment Character, including Cathedral Views
LP30 Conserving and Enhancing Biodiversity and Geodiversity
LP31 Development in the Countryside

7.0 PLANNING COMMENTS

7.1 The main issues to consider when assessing this application relate to the principle of development and the impacts on the character and appearance of the area and nearby heritage assets, traffic and transportation, residential amenity, flood risk and drainage, archaeology, ecology and trees, and energy efficiency and BREEAM.

7.2 Principle of Development

7.2.1 Policy EMP1 of the East Cambridgeshire Local Plan 2015 seeks to retain all existing employment sites or allocations for B1, B2 or B8 uses. Furthermore, Policy LP8 of the Submitted Local Plan 2017 states that employment sites will be reserved for B1, B2 and B8 uses. The application site is allocated for B1/B2 employment uses within Policy BUR2 of the East Cambridgeshire Local Plan 2015 and Policy BUR.E1 of the Submitted Local Plan 2017.

7.2.2 During discussions with the case officer and the applicant, the Council’s Economic Development team recommended that the applicant contacted local commercial estate agents to establish demand for B1 and B2 space within the District. Following this exercise, it was considered that B1 uses on the site would be more viable and meet local demand more so than a mix of B1 and B2 uses.
7.2.3 The proposal would provide a significant increase of B1 space within the District, increasing employment space and opportunities for job creation. The B1 use of the site falls within the B1/B2 uses which the site is allocated for within the adopted and emerging Local Plans. The principle of development is therefore considered to be acceptable.

7.2.4 Although concerns have been raised that there was viability issues on the nearby DS Smith site, the current site is greenfield land and does not have buildings requiring demolition which would likely cause significant additional costs.

7.3 **Character and appearance of the area and heritage assets**

7.3.1 The application has been submitted in outline form, with all matters reserved apart from access. Therefore, permission for the matters of appearance, landscaping, layout and scale are reserved would need to be sought separately. Policy BUR2 of the East Cambridgeshire Local Plan 2015 states that development proposals on this site will need to have particular regard to the scale, height, design and massing of buildings and landscaping, in order to minimise visual impact on the surrounding countryside. The proposed development would be prominent in views towards the conservation area from the Devil’s Dyke and would be evident in views towards to the west from the earthworks within Burwell Castle. However, Historic England has stated that the degree of harm which would be caused to the significance of the heritage assets from the employment opportunities development, for which the site is allocated, would be moderate and should be mitigated by limiting height and attention to materials as reserved matters. It is therefore considered that the proposed development would cause less than substantial harm to the heritage assets, which would be outweighed by the public benefits of an allocated employment site being brought forward and the associated benefits to local employment, in addition to the additional footpath provision which would improve pedestrian safety in the area. Boundary treatments and landscaping details could be secured through any subsequent Reserved Matters application if the Outline application is approved.

7.3.2 It is therefore considered that B1 development could be provided on the site which meets the requirements of Policy BUR2 and does not cause any significant harm to the character and appearance of the area or nearby heritage assets (including the Burwell conservation areas), in accordance with policies BUR2, ENV1, ENV2, ENV11 and ENV12 of the East Cambridgeshire Local Plan 2015 and policies LP22, LP27 and LP28 of the Submitted Local Plan 2017.

7.4 **Traffic and transportation**

7.4.1 Additional information and amended plans have been submitted during the course of this application to address concerns raised by the Local Highway Authority Development Management team and County Council Transport Assessment Team.

7.4.2 Speed survey data has been submitted with the application which demonstrates speeds on the eastern approach to the site being lower than 60mph, the Local Highway Authority Development Management team has accepted that the visibility splay can be reduced to 135m and has no objections in principle to the application.
7.4.3 The proposal includes a pedestrian footway and crossing point linking the application site to the existing footpaths further along Reach Road to the south-east. This would provide a safe pedestrian route to the site and ensure that the proposal is sustainable. These works would be carried out outside of the application site and could be secured by a Grampian Condition.

7.4.4 The applicant has provided a Transport Assessment providing an analysis of the TRICS trip-rate database and existing traffic flows on Reach Road. This analysis demonstrates that the proposal would create a negligible impact on the surrounding highway network and would not result in significant queuing at the B1102 / Reach Road junction. The Transport Assessment Team has reviewed the Transport Assessment and does not wish to object to the proposal subject to conditions being appended to any grant of planning permission requiring a 1.8m wide footway to be constructed and the provision and implementation of a Residential Travel Plan. Although the case officer considers it reasonable to append a Residential Travel Plan, the requirement for a 1.8m wide footway would be impractical to construct due to pinchpoints in the highway demonstrated on the submitted topographical survey. Following extensive discussions with the applicant’s agent, the Local Highway Authority Development Management team has accepted the footway as shown on the submitted plans and this is considered to be acceptable in respect of highway and pedestrian safety.

7.4.5 It is therefore considered that the proposed development would not create any significant detrimental impacts on highway safety or the local highway network, in accordance with Policy COM7 of the East Cambridgeshire Local Plan 2015 and Policy LP17 of the Submitted Local Plan 2017. In addition, the provision of an extended public footpath along Reach Road would provide pedestrian safety benefits.

7.5 Residential amenity

7.5.1 The closest residential dwelling to the application site is No.60 Reach Road which is located approximately 50m from the site. A similar separation distance currently exists between this residential dwelling and the Meadow View Business Park. Due to the separation distance from the nearest residential property and the nature of B1 uses, it is considered that the proposed development would not cause any significant harm to residential amenity, in accordance with Policy ENV2 of the East Cambridgeshire Local Plan 2015 and Policy LP22 of the Proposed Submission Local Plan 2017. From a review of nearby planning history, there does not appear to be any restrictions on operating hours for the adjacent business park. Given the B1 nature of the proposal which would be unlikely to cause significant amenity impacts to nearby residential properties, it is not considered necessary to restrict the operating hours on the site.

7.6 Flood Risk and Drainage

7.6.1 The application site is predominantly located within Flood Zone 1, however part of the south-east corner of the site is located within Flood Zones 2 and 3. B1 uses are classed as a ‘less vulnerable’ which are acceptable within Flood Zones 2 and 3. The
Environment Agency are satisfied that the proposed development can comply with the National Planning Policy Framework.

7.6.2 The application is supported by a Flood Risk Assessment. The application proposes to deal with surface water within the site through the use of attenuation cellular storage, permeable paving and catchpit manholes, restricting surface water discharge to the QBAR rate of 1.1 l/sec and providing storage for the 1 in 100 +40% storm event. For planning application 17/01094/OUM and withdrawn applications 17/01071/FUL and 17/01072/FUL, the Lead Local Flood Authority stated they have no objections to this, subject to conditions. Due to the inter-linked nature of the two applications (planning references: 18/00155/OUM and 17/01094/OUM), it is considered by the case officer that the surface water drainage conditions recommended by the Lead Local Flood Authority are also appended to any grant of planning permission for this planning application.

7.6.3 The Environment Agency has stated that the application form is vague about foul drainage arrangements, and the drainage strategy submitted within the FRA appears to omit foul drainage considerations. As such, the Environment Agency recommends that a condition be appended to any grant of planning permission requiring a foul water drainage scheme to be agreed with the Local Planning Authority. It is considered by the case officer that it would be reasonable to append a foul water drainage condition to any grant of planning permission.

7.6.4 It is therefore considered that the proposed development would not cause any significant flooding or drainage issues, in accordance with Policy ENV8 of the East Cambridgeshire Local Plan 2015 and Policy LP25 of the Submitted Local Plan 2017.

7.7 Archaeology

7.7.1 An archaeological evaluation of the wider site was conducted between 26th June and 2nd July 2017 and significant archaeological remains have been found to be present, with the highest concentration of archaeological features recorded in trenches 8-10 towards the southern portion of the site in the area highlighted for development under this application. However, this report was not approved for entry to the Historic Environment Record as it contains no section on the results of sampling, either for ploughzone artefacts nor soil samples from the fills of ditches and pits. Comments have already been provided to the Local Planning Authority regarding County Archeology’s appraisal of the findings of the report and their recommendation for a further mitigation strategy for this site.

7.7.2 Cambridgeshire County Council Archaeology has no objections to the application, but advises that the archaeology condition recommended for planning application 17/01094/OUM is carried over to this application in order to secure the mitigation strategy. This will ensure that the prehistoric and Medieval archaeological remains are properly investigated and recorded. Subject to this being secured by a planning condition, it is considered that the proposed development accords with Policy ENV14 of the East Cambridgeshire Local Plan 2015 and Policy LP27 of the Submitted Local Plan 2017.
7.8 Ecology and trees

7.8.1 The application site comprises uncultivated agricultural land with species-poor hedgerow, trees and ditches with slow flowing water.

7.8.2 The application is supported by a Preliminary Ecological Appraisal and a Great Crested Newt and Reptile Survey Report.

7.8.3 The Preliminary Ecological Appraisal states that the habitats and plant species present are common and widespread, although the hedgerow is a NERC habitat of principal importance. Overall, the site is of ecological value and the Preliminary Ecological Appraisal recommends that mitigation measures and compensatory planting should be provided.

7.8.4 The submission of the Great Crested Newt and Reptile Survey Report follows the identification of water bodies within 500m of the site which have the potential to support the presence of Great Crested Newts, however the report did not find any presence of Great Crested Newts in the water bodies and concluded that Great Crested Newts are likely to be absent from the application site and will not be affected by the proposed development.

7.8.5 The Great Crested Newt and Reptile Survey Report confirms the presence of a low population of grass snake and common lizard which are widespread species. The report recommends mitigation measures to protect these species and a condition could be appended to any grant of planning permission requiring these mitigation measures to be adhered to.

7.8.6 The boundaries of the site contain a number of boundary trees and hedging, sections of which are proposed to be removed to facilitate the proposed vehicular access to the site. The application is supported by an Arboricultural report and the Council’s Tree Officer raised no objection to the application as the primary landscape features are on the site boundary and can be retained.

7.8.7 However, due to the change in site layout from that of the previously withdrawn application (planning references: 17/01071/FUL and 17/01072/FUL), the Tree Officer recommends a condition requiring the submission of a new Tree Protection Plan will be required, rather than supporting the Tree Protection Plan submitted with this application. In order to ensure adequate tree protection, the case officer considers it reasonable to append a condition to any grant of planning permission requiring this.

7.8.8 It is therefore considered that the proposed development would not create any significant harm to ecology or trees, in accordance with Policy ENV7 of the East Cambridgeshire Local Plan 2015 and Policy LP30 of the Proposed Submission Local Plan 2017.

7.9 Energy efficiency and BREEAM

7.9.1 The application includes a BREEAM pre-assessment tracker and action list which states that the proposed development is targeting a BREEAM ‘VERY GOOD’ rating. This would accord with Policy ENV4 of the East Cambridgeshire Local Plan 2015
which requires all non-domestic developments of 1000 square metres or more to meet BREEAM ‘VERY GOOD’ standard or equivalent. Achieving a BREEAM ‘VERY GOOD’ rating would also help ensure the proposed development accords with Policy LP24 of the Submitted Local Plan 2017 which considers proposals more favourably if they make a positive contribution to reducing demand and improving resource efficiency.

### 7.10 Planning Balance

**7.10.1** The proposed development would provide a significant increase of B1 space within the District, increasing employment space and opportunities for job creation. The B1 use of the site falls within the B1/B2 uses which the site is allocated for within the adopted and emerging Local Plans. The proposed development would also deliver additional public footpath provision along Reach Road which would improve pedestrian safety. Furthermore, there would not be any significant detrimental impacts created which would outweigh the benefits of the proposed development. The proposed development is therefore recommended for approval.

### 8 COSTS

**8.1** An appeal can be lodged against a refusal of planning permission or a condition imposed upon a planning permission. If a local planning authority is found to have acted unreasonably and this has incurred costs for the applicant (referred to as appellant through the appeal process) then a cost award can be made against the Council.

**8.2** Unreasonable behaviour can be either procedural (i.e. relating to the way a matter has been dealt with) or substantive (i.e. relating to the issues at appeal and whether a local planning authority has been able to provide evidence to justify a refusal reason or a condition).

**8.3** Members do not have to follow an officer recommendation indeed they can legitimately decide to give a different weight to a material consideration than officers. However, it is often these cases where an appellant submits a claim for costs. The Committee therefore needs to consider and document its reasons for going against an officer recommendation very carefully.

### 8.0 APPENDICES

**8.1** Appendix 1 – List of Conditions

<table>
<thead>
<tr>
<th>Background Documents</th>
<th>Location</th>
<th>Contact Officer(s)</th>
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<tr>
<td>18/00155/OUM</td>
<td>Richard Fitzjohn</td>
<td>Richard Fitzjohn</td>
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<tr>
<td></td>
<td>Room No. 011</td>
<td>Planning Officer</td>
</tr>
<tr>
<td></td>
<td>The Grange</td>
<td>01353 665555</td>
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<tr>
<td>17/01094/OUM</td>
<td>Ely</td>
<td>richard.fitzjohn@ea</td>
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<tr>
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Agenda Item 7

National Planning Policy Framework -

East Cambridgeshire Local Plan 2015 -
http://www.eastcambs.gov.uk/sites/default/files/Local%20Plan%20April%202015%20front%20cover%20and%20inside%20cover.pdf
APPENDIX 1 - 18/00155/OUM Conditions

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

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<th>Plan Reference</th>
<th>Version No</th>
<th>Date Received</th>
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<td>PLANNING STATEMENT</td>
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<td>GEO-ENVIRONMENTAL RISK ASSESSMENT</td>
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1 Reason: To define the scope and extent of this permission.

2 Approval of the details of the appearance, landscaping, layout and scale (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced, and shall be carried out as approved. Application for approval of the reserved matters shall be made within 3 years of the date of this permission.

2 Reason: The application is for outline permission only and gives insufficient details of the proposed development, and to comply with Section 92 of the Town and Country Planning Act 1990.

3 The development hereby permitted shall be commenced within 2 years of the date of the approval of the last of the reserved matters.

3 Reason: To comply with Section 92 of the Town and Country Planning Act 1990, as amended.

4 No development shall take place until an investigation and risk assessment of the nature and extent of any contamination on the site, whether or not it originates on the site, has been undertaken. The investigation and risk assessment must be undertaken by competent persons, and a written report of the findings must be submitted to and approved in writing by the Local Planning Authority. The report of the findings must include:

   (i) A survey of the extent, scale and nature of contamination;
   (ii) An assessment of the potential risks to: human health, property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and
pipes; adjoining land; groundwaters and surface waters; ecological systems; archaeological sites and ancient monuments;

(iii) An appraisal of remedial options, and proposal of the preferred option(s).
This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'. Any remediation works proposed shall be carried out in accordance with the approved details and timeframe as agreed in writing by the Local Planning Authority.

4 Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with policy ENV9 of the East Cambridgeshire Local Plan 2015 and LP26 of the Submitted Local Plan 2017. The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted.

5 In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported to the Local Planning Authority within 48 hours. No further works shall take place until an investigation and risk assessment has been undertaken and submitted to and approved in writing by the Local Planning Authority. Where remediation is necessary, a remediation scheme must be submitted to and approved in writing by the Local Planning Authority. The necessary remediation works shall be undertaken, and following completion of measures identified in the approved remediation scheme a verification report must be prepared, and approved in writing by the Local Planning Authority.

5 Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with policy ENV9 of the East Cambridgeshire Local Plan 2015 and LP26 of the Submitted Local Plan 2017.

6 Development shall not begin until a detailed surface water drainage scheme for the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in full accordance with the approved details before the development is completed.

6 Reason: To prevent the increased risk of flooding, to improve and protect water quality, and improve habitat and amenity, in accordance with policies ENV2 and ENV8 of the East Cambridgeshire Local Plan 2015 and LP22 and LP25 of the Submitted Local Plan 2017. The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted.

7 Details for the long term maintenance arrangements for the surface water drainage system (including all SuDS features) shall be submitted to, and approved in writing by, the Local Planning Authority prior to the first occupation of any building. The submitted details should identify runoff sub-catchments, SuDS components, control structures, flow routes and outfalls. In addition, the plan must clarify the access that is required to each surface water management component for maintenance purposes. The maintenance plan shall be carried out in full thereafter.
7  Reason: To ensure the satisfactory maintenance of unadopted drainage systems, in accordance with policies ENV2 and ENV8 of the East Cambridgeshire Local Plan 2015 and LP22 and LP25 of the Submitted Local Plan 2017, and the requirements of paragraphs 103 and 109 of the National Planning Policy Framework.

8  No development shall take place until a scheme to dispose of foul water has been submitted to and approved in writing by the Local Planning Authority. The scheme(s) shall be implemented prior to first occupation of the hereby approved buildings.

8  Reason: To ensure a satisfactory method of foul water drainage and to prevent the increased risk of pollution to the water environment, in accordance with policies ENV2 and ENV8 of the East Cambridgeshire Local Plan 2015 and LP22 and LP25 of the Submitted Local Plan 2017. The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted.

9  The development hereby approved shall meet BREEAM Very Good standard or equivalent. If this standard cannot be achieved by virtue of the site's location then prior to above floor slab construction works it must be demonstrated by a BRE Licensed Assessor how all other BREEAM standards have been fully explored in order to meet the highest standard of BREEAM Good or equivalent and agreed in writing by the Local Planning Authority.

A certificate, following post construction review, shall be issued by a BRE Licensed Assessor to the Local Planning Authority, indicating that the relevant BREEAM standard has been achieved or its equivalent within twelve months of first occupation of the site for written agreement by the Local Planning Authority.

9  Reason: To ensure that the proposal meets with the requirements of sustainability as stated in policy ENV4 of the East Cambridgeshire Local Plan 2015 and policy LP24 of the Submitted Local Plan 2017.

10  Prior to first occupation of the development, the developer shall be responsible for the provision and implementation of a Residential Travel Plan to be agreed in writing with the Local Planning Authority. Such Travel Plan shall include the provision of a Travel Plan Co-ordinator to give advice. The plan is to be monitored annually, with all measures reviewed to ensure targets are met.

10  Reason: In the interests of highway safety, in accordance with COM7 and COM8 of the East Cambridgeshire Local Plan 2015 and LP17 of the Submitted Local Plan 2017.

11  Prior to first occupation of the hereby approved development, the footway, crossing and vehicle junction/access works on the highway as shown on drawing SK-100 Rev P3 must be completed to Cambridgeshire County Council standards.

11  Reason: In the interests of highway safety, in accordance with COM7 and COM8 of the East Cambridgeshire Local Plan 2015 and LP17 of the Submitted Local Plan 2017. This is a Grampian condition.

12  Notwithstanding the provision of Class A of Schedule 2, Part 2 of the Town and Country Planning (General Permitted Development) Order 2015, (or any order revoking,
amending or re-enacting that order) no gates, fences or walls shall be erected across the approved vehicular access to the site within 15m of the public highway.

12 Reason: In the interests of highway safety, in accordance with COM7 and COM8 of the East Cambridgeshire Local Plan 2015 and LP17 of the Submitted Local Plan 2017.

13 The width of the hereby approved vehicular access shall be as approved on drawing no.SK-100 Rev P3 and thereafter retained in perpetuity.

13 Reason: In the interests of highway safety, in accordance with COM7 and COM8 of the East Cambridgeshire Local Plan 2015 and LP17 of the Submitted Local Plan 2017.

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

14 Reason: In the interests of highway safety, in accordance with COM7 and COM8 of the East Cambridgeshire Local Plan 2015 and LP17 of the Submitted Local Plan 2017.

15 Prior to first occupation of the hereby approved development, visibility splays shall be provided each side of the vehicular access in full accordance with the details indicated on drawing no. SK-100 Rev P3. The splays shall thereafter be maintained free from any obstruction exceeding 0.6m above the level of the adjacent highway carriageway.

15 Reason: In the interests of highway safety, in accordance with COM7 and COM8 of the East Cambridgeshire Local Plan 2015 and LP17 of the Submitted Local Plan 2017.

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

16 Reason: In the interests of highway safety, in accordance with COM7 and COM8 of the East Cambridgeshire Local Plan 2015 and LP17 of the Submitted Local Plan 2017.

17 No development shall take place within the area indicated until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the local planning authority.

17 Reason: To ensure that any archaeological remains are suitably recorded in accordance with policy ENV14 of the East Cambridgeshire Local Plan 2015 and LP27 of the Submitted Local Plan 2017. The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted.

18 Prior to occupation a scheme of fire hydrants or, if demonstrated not to be possible, a sprinkler system shall be submitted to and agreed in writing by the Planning Authority. Development shall commence in accordance with the approved details.

18 Reason: In the interests of public safety to the future occupants of the site.
19 No development shall take place until a scheme for the protection during construction of
the trees on the site, in accordance with BS 5837:2012 - Trees in relation to construction
- Recommendations, has been submitted to and approved in writing by the Local
Planning Authority. The scheme shall show the extent of root protection areas and
details of ground protection measures and fencing to be erected around the trees,
including the type and position of these. The protective measures contained with the
scheme shall be implemented prior to the commencement of any 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.

19 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 and LP22 and LP28 of the Submitted Local
Plan 2017.

20 The hereby approved development shall be carried out strictly in accordance with
Chapter 5 of the Preliminary Ecological Appraisal prepared by enims Environmental
Excellence and dated June 2017, and Paragraph 4.2 'Mitigation Requirements' of the
Great Crested Newt and Reptile Survey Report prepared by enims Environmental

20 Reason: To protect and enhance species in accordance with policies ENV1, ENV2 and
ENV7 of the East Cambridgeshire Local Plan 2015 and LP28, LP22 and LP30 of the
Submitted Local Plan 2017.

21 Construction times and deliveries, with the exception of fit-out, shall be limited to the
following hours: 08:00am-18:00pm each day Monday-Friday, 08:00am-13:00pm
Saturdays and none on Sundays or Bank / Public Holidays.

21 Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance
with policy ENV2 of the East Cambridgeshire Local Plan 2015 and LP22 of the
Submitted Local Plan 2017.

22 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.

22 Reason: In the interests of highway safety and to protect residential amenity, in
accordance with ENV2, COM7 and COM8 of the East Cambridgeshire Local Plan 2015
and LP17 and LP22 of the Submitted Local Plan 2017. The condition is pre-
commencement as it would be unreasonable to require applicants to undertake this work
prior to consent being granted.
The development shall not exceed 5,700 square metres of B1 Use Class space.

Reason: The application has been considered and determined on this basis.