

TITLE: 23/00237/HYBM

Committee: Planning Committee

Date: 6 August 2024

Author: Planning Team Leader

Report No: Z46

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Site Address: White Hall Warehouse Lynn Road Littleport Cambridgeshire CB7 4TB

Proposal: Hybrid Application: Outline planning permission including details of access for erection of up to 4,527sqm of commercial floor space falling within use classes E, B2 and B8. Full planning permission for construction of access and erection of two warehouse buildings (B8) totalling 3,730sqm

Applicant: Unit One Store Ltd

Parish: Littleport

Ward: Littleport

Ward Councillor/s: Christine Ambrose-Smith
Martin Goodearl
David Miller

Date Received: 7 March 2023

Expiry Date: 8th August 2024

1.0 RECOMMENDATION

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

Conditions relating to full planning permission

- 1 Approved Plans
- 2 Time Limit -FUL/FUM/LBC
- 3 Materials
- 4 Surface Water Condition
- 5 Full details
- 6 Highways stop up access

- 7 Highway - no gates
- 8 Highways - parking area
- 9 Fire Protection (Hydrants)
- 10 Construction times - Standard hours
- 11 Piling foundations
- 12 Hours - Full Application
- 13 Lighting
- 14 CCTV
- 15 cycle parking
- 16 External plant
- 17 Sustainable development - Full
- 18 Soft landscaping scheme
- 19 Hard landscaping
- 20 Boundary Treatments
- 21 Biodiversity
- 22 Biodiversity
- 23 Flood Contingency Plan

Conditions relating to outline planning permission (all matters reserved except for access)

- 24 Time Limit - OUT/OUM
- 25 Time Limit - OUT/OUM/RMA/RMM
- 26 Sustainable development -General Outline
- 27 Outline - Contamination
- 28 Drainage
- 29 Highways
- 30 Access
- 31 Restrict gates
- 32 Parking
- 33 Fire hydrants
- 34 Hours
- 35 Piling
- 36 Hours of Use
- 37 lighting
- 38 No CCTV
- 39 Cycle Parking
- 40 external plant
- 41 Boundary treatments
- 42 Biodiversity
- 43 Biodiversity
- 44 flood contingency plan

2.0 SUMMARY OF APPLICATION

- 2.1 The proposal is in part a full and an outline planning application for the development of a mix of uses. The full application for the creation of an access and erection of 2 warehouse buildings, in B8 use. (Storage and distribution).

- 2.2 The company operates as a specialist arts facility and stores art (including sculptures) for museums, private collectors, galleries and artists. All the work is stored in crates within the existing storage buildings. The company also undertakes restoration as well as photography for recording the condition of pieces, record keeping and insurance claims. The company also works for Customs and stores art coming into and out of the country.
- 2.3 The company provides logistics for the transportation of the artwork and makes the crates for each piece, as these are not standard sized pieces. There are no customers to the site and deliveries are sporadic throughout the week.
- 2.4 The 2 warehouse units are labelled A and B. Each measure 37 metres (121 feet) by 50 metres (164 feet) with a height of 10 metres (32 feet). Each has a first floor office facility, however this is provided as a mezzanine, to enable the full height of the building to be used for storage. The materials proposed are a mix of cladding in grey and green. Some signage is proposed, however this would need to be submitted separately as an advert application. Each warehouse building would provide 19 parking spaces and cycle parking provision.
- 2.5 The outline part of the application would seek to secure additional employment development of up to 4,527 square metres (48728.22 square feet).
- 2.6 The full planning application, plans and documents submitted by the Applicant can be viewed online via East Cambridgeshire District Council's Public Access online service, via the following link <http://pa.eastcambs.gov.uk/online-applications/>.

3.0 PLANNING HISTORY

3.1

14/00020/FUL

Proposed Storage Unit (Resubmission)

Approved

29 April 2014

14/00020/DISA

To discharge conditions (4) (Road signage Signs) (5) (On-site access arrangement) (10) (Soft Landscape) (11) (Maintenance of soft landscaping) of decision dated 02.05.2014 for Proposed Storage Unit (Resubmission)

Discharged

10 August 2015

13/00072/FUL

Proposed Storage Unit. (602sqm)

Refused

14 May 2013

23/01180/FUN

Change of use from an agricultural building to a flexible commercial use

Not Required

5 January 2024

87/00914/FUL
ERECTION OF LOADING BAYS
Approved
14 September 1987

84/00637/FUL
PROPOSED 2ND COOL STORAGE BUILDING
Approved
1 October 1984

83/00348/FUL
ERECTION OF COOL STORAGE BUILDING
Approved
26 May 1983

82/00083/FUL
PROPOSED COVERED LOADING AND UNLOADING BAY
Approved
1 April 1982

83/00565/FUL
PROPOSED ALTERATIONS AND EXTENSION
Approved
18 August 1983

4.0 THE SITE AND ITS ENVIRONMENT

- 4.1 The site is outside the development envelope for Littleport, in an area predominantly open countryside. On the northern boundary to the site are large storage buildings, open fields to the east boundary, river and A10 to the west and residential dwellings to the south west.
- 4.2 The site itself sits lower than the road and is a parcel of land between an existing employment use and residential dwellings. To the rear are open fields where there are distant views of sporadic planting and other agricultural buildings. This land has not been actively farmed for a number of years and is currently redundant.

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.

Parish - 29 May 2024
recommend approval

Parish - 30 April 2024
Confirmation that Littleport Town Council resolved to support the application.

Parish - 15 January 2024

The council resolved to support this application/amendment assuming that the Highways department are happy with the access.

Parish - 11 September 2023

LTC resolved to support the application and leave the decision about access to the Highways Department.

Parish - 31 March 2023

Please accept this email as confirmation that Littleport Town Council support this application.

Ward Councillors - No Comments Received

The Ely Group Of Internal Drainage Board - 14 May 2024

Our comments in our letter dated 7th September 2023 remain the same.

Previous comments have been provided by the Board with it being confirmed that on the basis of the discharge from the site being limited to the rate of 1.11/s/ha the Board has no objection to the proposals.

The latest information includes a revised drawing setting out the drainage strategy for the site, and on which it confirms that the discharge remains as being limited to the rate of 1.11/s/Ha. The proposals therefore continuing to be in compliance with the Board's requirements.

It is, however, also noted that the proposals for discharge of the treated foul water from the site is also to the Board's system. The discharge rate for the foul water not being stated. As the discharge will be relatively low it is suggested the additional resulting flow can be accommodated by the Board, but this is on the basis of there being a contribution paid by the applicant for the foul water flow to be accepted, as the total discharge from the development will exceed the rate of 1.11/s/Ha as a consequence. (A contribution being paid to allow foul water discharge to be accepted by the Board being the norm). It is further suggested that the contribution can be determined at the time of the application for Byelaw consent as is required to be made. The need to apply for Byelaw Consent having been identified to the applicant in previous correspondence. The Byelaw Consent application requiring to be made, and consent received, prior to works commencing on site.

The Ely Group Of Internal Drainage Board - 8 September 2023

This site is within the Burnt Fen Internal Drainage District.

The Floor Risk Assessment (FRA) has been modified to take into account the Board discharge requirements.

Therefore, subject to the applicant obtaining the Board's consent, the Board do not have any objections to the application.

The Ely Group Of Internal Drainage Board - 17 March 2023

The site is within the Burnt Fen Internal Drainage District.

The board's system has a limit capacity based on the design of our Whitehall Pumping Station. The Board's greenfield run off rate for this area is 1.1 litres/ second/ hectare, therefore the surface water design for this site will need to be revised to reflect this figure.

The application will also require the Boards consent for any new water drainage into our district. This is separate from the planning process and the granting of planning permission does not guarantee the boards consent. It is vital consent is obtained before any work starts on site, to avoid unnecessary enforcement action.

Environment Agency - 12 June 2024

Thank you for the consultation dated 23 May 2024. We have reviewed the documents as submitted and have no objection to this application. The comments we've raised in previous letters relate to Flood Risk, however we'd like to raise some comments regarding Foul Drainage. Please see the relevant section below.

All other comments made in previous responses still stand, particularly referenced AE/2023/128118/04 and dated 29 April 2024.

Foul Drainage

The applicant has indicated that their method of Foul Drainage will be a package treatment plant. Government guidance contained within the national Planning Practice Guidance (Water supply, wastewater and water quality - considerations for planning applications, paragraph 020) sets out a hierarchy of drainage options that must be considered and discounted in the following order:

1. Connection to the public sewer
2. Package sewage treatment plant (adopted in due course by the sewerage company or owned and operated under a new appointment or variation)
3. Septic Tank Foul drainage should be connected to the main sewer.

Environmental Permit

Where a public sewer connection is not possible, under the Environmental Permitting Regulations 2016 any discharge of sewage or trade effluent made to either surface water or groundwater will need to be registered as an exempt discharge activity or hold a permit issued by the Environment Agency, additional to planning permission. This applies to any discharge to inland freshwaters, coastal waters or relevant territorial waters.

Please note that the granting of planning permission does not guarantee the granting of an Environmental Permit. Upon receipt of a correctly filled in application form we will carry out an assessment. It can take up to 4 months before we are in a position to decide whether to grant a permit or not.

Further details

Domestic effluent discharged from a treatment plant/septic tank at 2 cubic metres or less to ground or 5 cubic metres or less to surface water in any 24 hour period must

comply with General Binding Rules provided that no public foul sewer is available to serve the development and that the site is not within an inner Groundwater Source Protection Zone.

A soakaway used to serve a non-mains drainage system must be sited no less than 10 metres from the nearest watercourse, not less than 10 metres from any other foul soakaway and not less than 50 metres from the nearest potable water supply.

Where the proposed development involves the connection of foul drainage to an existing non-mains drainage system, the applicant should ensure that it is in a good state of repair, regularly de-sludged and of sufficient capacity to deal with any potential increase in flow and loading which may occur as a result of the development.

Where the existing non-mains drainage system is covered by a permit to discharge then an application to vary the permit will need to be made to reflect the increase in volume being discharged. It can take up to 13 weeks before we decide whether to vary a permit.

Further advice is available at: Septic tanks and treatment plants: permits and general binding rules

Environment Agency - 16 May 2024

There doesn't seem to be any additional documents submitted for review since our last consultation response, and so we have no further comment.

Environment Agency - 29 April 2024

Thank you for the consultation dated 09 April 2024. We have reviewed the documents as submitted, and are now in a position to remove our objection. Please see the relevant sections below for further detail on our position.

Flood Risk

We have reviewed the revised Flood Risk Assessment (FRA) dated 5 April 2024, together with the letter from Parsons Consulting Engineers dated 5 April 2024, and are able to withdraw our objection to the proposed development on Flood Risk grounds.

Further information

Please note that although the revised FRA includes flood warning and evacuation guidance in Appendix E, no Flood Warning and Evacuation Plan has been included in the FRA.

In all circumstances where flood warning and emergency response is fundamental to managing flood risk, we expect local planning authorities to formally consider the emergency planning and rescue implications of new development in making their decisions.

We strongly recommend you consult with your Emergency Planners on these matters.

Environment Agency - 3 April 2024

As per our correspondence on 30 January 2024, our objection to this planning application still stands in the absence of an acceptable FRA being submitted. We look forward to being re-consulted when this has been provided

Environment Agency - 30 January 2024

We raised an objection to this application in the absence of an acceptable Flood Risk Assessment (FRA) in our letter referenced AE/2023/128118/01 on 30 March 2023. As per correspondence on 23 August 2023, our objection to this application still stands in the absence of an acceptable Flood Risk Assessment being submitted. We look forward to being re-consulted when this has been provided.

Environment Agency - 23 August 2023

Thank you for your re-consultation. As set out in our letter ref AE/2023/128118/01-L01 dated 30th March 2023, to remove our holding objection, a revised FRA would need to be submitted. We cannot see that this has been done and therefore our comments still stand.

Environment Agency - 30 March 2023

We have reviewed the documents, as submitted, and are raising a holding objection on flood risk grounds. We have set out our position below, as well as detailing how the applicant can overcome our objection.

Flood Risk

In the absence of an acceptable Flood Risk Assessment (FRA), we object to this application and recommend that planning permission is refused. The FRA submitted with this application does not comply with the requirements for site specific flood risk assessments, as set out in paragraphs 20 to 21 of the Flood Risk and Coastal Change section of the Planning Practice Guidance (PPG) and its site-specific flood risk assessment checklist. The FRA does not therefore adequately assess the flood risks posed by the development. In particular, the FRA fails to:

- o Include all the available information on flood risk at the site.
- o Adequately assess the residual risk of flooding at the site in the event of a breach of the Ely Ouse flood defences.
- o Demonstrate that any residual risk of flooding in the event of a breach or overtopping of the Ely Ouse flood defences can be safely managed and there will be no increase flood risk elsewhere.
- o Demonstrate that the proposed development will have no adverse impact on the Ely Ouse flood defences or our access requirements.

Advice for the Applicant - Residual Risk Although the FRA refers to the residual risk of flooding at the site in the event of a failure of the adjacent flood defences, breach analysis/modelling needs to be undertaken as part of the FRA to assess this risk. The method used to assess the residual risk in the event of a breach should be justified in the FRA and any limitations of the method used clearly set out. The FRA needs to demonstrate that occupants of the proposed development will be safe for the lifetime of the development and there will be no impact on flood flow routes in the event of a breach.

Advice for the Applicant - Safe Access and Escape The National Planning Policy Framework (NPPF) requires that safe access and escape is available to/from new development in flood risk areas. Table 13.1 of the Defra/EA 'Flood Risk Assessment Guidance for New Developments Phase 2' (FD2320/TR2) provides useful guidance

on the danger to people for different combinations of depths and velocities. The FRA needs to demonstrate that safe access and egress would be available in the event of flooding. Advice for the Applicant - Impact on Flood Defences As the A10 forms part of the flood defence embankment for the Ely Ouse, the FRA should provide details of any proposed changes to the existing access road from the A10 to the site. The FRA needs to demonstrate that any proposed changes to the access will have no adverse impact on the flood defence or our access requirements for maintenance purposes. Advice for the Applicant - Flood risk information Our Customers and Engagement Team can provide any relevant flood risk information that we have available in this location. Please email Enquiries_EastAnglia@environment-agency.gov.uk to request this information.

Overcoming our Objection To overcome our objection, the applicant should submit a revised FRA that addresses the points highlighted above. The FRA must demonstrate that the development will be safe for its lifetime and will not increase flood risk elsewhere. If this cannot be achieved, we are likely to maintain our objection. Please consult us on any revised FRA and we will respond within 21 days of receiving it. Sequential Test In accordance with the NPPF paragraph 162, development should not be permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower risk of flooding. It is for the Local Planning Authority to determine if the Sequential Test has to be applied and whether or not there are other sites available at lower flood risk as required by the Sequential Test in the NPPF. Our flood risk standing advice reminds you of this and provides advice on how to do this.

Paragraph 167 of the NPPF states that 'development should only be allowed in areas at risk of flooding where...it can be demonstrated that any residual risk can be safely managed.'

Internal Drainage Board

The Internal Drainage Board should be consulted on the surface water drainage proposals.

Lead Local Flood Authority - 12 July 2024

We have reviewed the following documents:

- o Drainage Strategy, Parsons Consulting Engineers, 22118-001 RevP10, 6th June 2024
- o 22118 - PCE SW Drainage Network: Storm network, Parsons Consulting Engineers, 6th June 2024

Based on these, as Lead Local Flood Authority (LLFA) we have no objection in principle to the proposed development.

The above documents demonstrate that surface water from the proposed development can be managed through the use of attenuation lagoons, permeable paving, attenuation crates, a swale and a hydrobrake, restricting surface water discharge to 1.0 l/s, as requested by the IDB.

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

We request the following condition is imposed:

Surface Water Condition

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

The scheme shall be based upon the principles within the agreed Drainage Strategy prepared by Parsons Consulting Engineers (ref: 22118-001 RevP10 dated 6th June 2024) and shall also include:

- a) Full calculations detailing the existing surface water runoff rates for the QBAR, 3.3% Annual Exceedance Probability (AEP) (1 in 30) and 1% AEP (1 in 100) storm events;
- b) Full results of the proposed drainage system modelling in the above-referenced storm events (as well as 1% AEP plus climate change), inclusive of all collection, conveyance, storage, flow control and disposal elements and including an allowance for urban creep, together with an assessment of system performance;
- c) Detailed drawings of the entire proposed surface water drainage system, attenuation and flow control measures, including levels, gradients, dimensions and pipe reference numbers, designed to accord with the CIRIA C753 SuDS Manual (or any equivalent guidance that may supersede or replace it);
- d) Full detail on SuDS proposals (including location, type, size, depths, side slopes and cross sections);
- e) Temporary storage facilities if the development is to be phased;
- f) A timetable for implementation if the development is to be phased;
- g) Details of overland flood flow routes in the event of system exceedance, with demonstration that such flows can be appropriately managed on site without increasing flood risk to occupants;
- h) Demonstration that the surface water drainage of the site is in accordance with DEFRA non-statutory technical standards for sustainable drainage systems;
- i) Full details of the maintenance/adoption of the surface water drainage system;
- j) Measures taken to prevent pollution of the receiving groundwater and/or surface water

The drainage scheme must adhere to the hierarchy of drainage options as outlined in the NPPF PPG.

Lead Local Flood Authority - 16 May 2024

At present we continue to object to the grant of planning permission for the following reasons:

1.

The 1 in 100 year results show a total node volume of 1635m³ during the critical storm duration for the storage structures. After 48 hours the technical note indicates this will have drained down to 1479m³ assuming a consistent discharge of 0.9l/s over 48 hours. This volume combined with the total 1 in 10 year event gives a combined volume of 2532m³ and surpasses the volume the system has been designed to accommodate (2240m³). It's also noted the total volume indicated for the 1 in 30 year event (1208m³) is less than the total volume listed for the storage nodes in the hydraulic calculations (1308m³). Using the higher volume, after 24 hours, the

combined 1 in 30yr and 1 in 10yr volume also appears to exceed the systems total available volume. The applicant's information currently suggests notable exceedance flooding could occur at the site should successive storm events occur.

Additionally, the Cambridgeshire County Council Planning Guidance document indicates capacity should be available for an immediate and subsequent storm event, but the current assessment has assumed 24-48 hours of drainage between storm events.

Informatives

IDB Consent

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

Pollution Control

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

Maintenance and Management Schedule

Whilst a maintenance and management schedule has been provided, the detail currently provided within it is insufficient. The minimum required maintenance and management can be found in the Ciria SuDS manual, and this should be used to inform the management and maintenance schedule for all the proposed SuDS features. The updated schedule should ideally be provided at this stage in the application process but can be addressed via a subsequent surface water maintenance and management condition.

Storm Water Attenuation Lagoon

Design parameters of the storm water attenuation lagoon located in the southern area of the site should be clearly annotated on the drainage layout drawing and detailed in cross sections of the lagoon. If details of these cannot be provided at this stage, these will need to be addressed as a part of a subsequent drainage condition.

Permeable paving in proposed future development areas

Permeable paving areas in the proposed future development areas should be clearly detailed on the drainage layout drawing.

Lead Local Flood Authority - 11 April 2024

At present we continue to object to the grant of planning permission for the following reasons:

1. Whilst updated modelling calculations have been provided and the half drain time parameter in the simulation settings has been increased to 1440 minutes, half drain down times for some nodes (MH-0012-S and MH-0013-S, etc.) are missing, implying their half drain times exceed 1440 minutes. As per the Cambridgeshire County Council Surface Water planning guidance document, where it is not possible to achieve a half drain time of 1440 minutes (24 hours), it must be demonstrated that the system has capacity to accommodate the 1% AEP event and an immediate and subsequent 10% AEP rainfall event.

Informatives

IDB Consent

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

Pollution Control

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

Maintenance and Management Schedule

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Permeable paving in proposed future development areas

Permeable paving areas in the proposed future development areas should be clearly detailed on the drainage layout drawing.

Lead Local Flood Authority - 3 June 2024

Thank you for your re-consultation which we received on the 23rd May 2024.

At present we continue to object to the grant of planning permission for the following reasons:

1. Based on the hydraulic calculations, the total storage volume required for the 1 in 100 year event immediately followed by a 1 in 10 year event is 2,751m³. This is greater than the 2,532m³ of storage volume stated to be required for the whole site. The volume of 2,751m³ has been calculated by summing the node volumes of the storage structure nodes for the critical durations in the 1 in 100 year and 1 in 10 year events. If the volume of 2,532m³ has been calculated differently, please can this be clarified. Currently we cannot confirm whether the drainage network has sufficient capacity.

Informatives

IDB Consent

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

Pollution Control

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

Maintenance and Management Schedule

Whilst a maintenance and management schedule has been provided, the detail currently provided within it is insufficient. The minimum required maintenance and management can be found in the Ciria SuDS manual, and this should be used to inform the management and maintenance schedule for all the proposed SuDS features. The updated schedule should ideally be provided at this stage in the application process but can be addressed via a subsequent surface water maintenance and management condition.

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Design parameters of the storm water attenuation lagoon located in the southern area of the site should be clearly annotated on the drainage layout drawing and detailed in cross sections of the lagoon. If details of these cannot be provided at this stage, these will need to be addressed as a part of a subsequent drainage condition.

Permeable paving in proposed future development areas

Permeable paving areas in the proposed future development areas should be clearly detailed on the drainage layout drawing.

Lead Local Flood Authority - 25 January 2024

At present we continue to object to the grant of planning permission for the following reasons:

- Half drain down times should be provided for all proposed permeable paving and attenuation storage structures. Updated calculations currently do not indicate half drain times for structures where this value exceeds 240 minutes as the Drain Down Time parameter in simulation settings has been left as default. This default parameter should be updated so calculations assess half drain down times up to 24 hours. As per the Cambridgeshire County Council Surface Water planning guidance document, where it is not possible to achieve a half drain time of 24 hours, it must be demonstrated that the system has capacity to accommodate the 1% AEP event and an immediate and subsequent 10% AEP rainfall event.

Informatives

IDB Consent

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

Pollution Control

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

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Permeable paving in proposed future development areas

Permeable paving areas in the proposed future development areas should be clearly detailed on the drainage layout drawing.

Lead Local Flood Authority - 9 January 2024

Thank you for your re-consultation which we received on the 21st December 2023.

At present we continue to object to the grant of planning permission for the following reasons:

1. FSR rainfall data should be used for storm duration simulations up to the 60 minute duration, and FEH 2013 rainfall data should be used for storm duration simulations above the 60 minute duration up to and including the 10,080 minute (7 day) duration. As critical storm durations for the 1 in 100 year event plus an allowance for climate change are identified at storm durations of less than 60 minutes, additional assessment using FSR rainfall data is required.

2. Clarification is required on the role and design details of the proposed swales in the surface water drainage strategy. Whilst swales are mentioned, these have not been clearly detailed within the drainage layout drawing, or in the modelling calculations.

Informatives

IDB Consent

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

Pollution Control

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

Maintenance and Management Schedule

Whilst a maintenance and management schedule has been provided, the detail currently provided within it is insufficient. The minimum required maintenance and management can be found in the Ciria SuDS manual, and this should be used to inform the management and maintenance schedule for all the proposed SuDS features. The updated schedule should ideally be provided at this stage in the application process but can be addressed via a subsequent surface water maintenance and management condition.

Storm Water Attenuation Lagoon

Design parameters of the storm water attenuation lagoon located in the southern area of the site should be clearly annotated on the drainage layout drawing and detailed in cross sections of the lagoon. If details of these cannot be provided at this stage, these will need to be addressed as a part of a subsequent drainage condition.

Lead Local Flood Authority - 5 September 2023

At present we continue to object to the grant of planning permission for the following reasons:

1. FSR rainfall data should be used for storm duration simulations up to the 60 minute duration, and FEH 2013 rainfall data should be used for storm duration simulations above the 60 minute duration up to and including the 10,080 minute (7 day) duration. As critical storm durations for the 1 in 100 year event plus an allowance for climate change are identified at storm durations of less than 60 minutes, additional assessment using FSR rainfall data is required.
2. Whilst the future development areas A, B, and C have now been modelled in the calculations, these areas and their extents should be clearly labelled and identified on the drainage layout drawing.

Informatives

IDB Consent

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

Pollution Control

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

Maintenance and Management Schedule

Whilst a maintenance and management schedule has been provided, the detail currently provided within it is insufficient. The minimum required maintenance and management can be found in the Ciria SuDS manual, and this should be used to inform the management and maintenance schedule for all the proposed SuDS features. The updated schedule should ideally be provided at this stage in the application process but can be addressed via a subsequent surface water maintenance and management condition.

Storm Water Attenuation Lagoon

Design parameters of the storm water attenuation lagoon located in the southern area of the site should be clearly annotated on the drainage layout drawing and detailed in cross sections of the lagoon. If details of these cannot be provided at this stage, these will need to be addressed as a part of a subsequent drainage condition.

Lead Local Flood Authority - 3 April 2023

Thank you for your consultation which we received on 9th March 2023.

At present we object to the grant of planning permission for the following reasons:

1. Hydraulic calculations for the 3.3% and 1% plus an allowance for climate change AEP events

should be provided to verify the details provided in the drainage layout drawing. These calculations should also be provided for a range of summer and winter storm durations from 15 minutes up to the 10080 minute (7 day) should be undertaken. For storm durations less than 1 hour, Flood Studies Report (FSR) rainfall data should be used. For storm durations greater than 1 hour, Flood Estimation Handbook (FEH) rainfall data should be used.

2. Design parameters of the attenuation basin located in the southern area of the site should be annotated on the drainage layout drawing. These parameters should align with hydraulic calculation design input.

3. Information confirming the drainage catchment areas is required. It is currently not clear what the total area of the two warehouse buildings is or what the 90% impermeable area indicated for the commercial floor space areas equates to. It is also noted the report indicates only 33% of the site area will be impermeable; however, the drainage layout drawings show the majority of the area to be impermeable. It's unclear if a correct total impermeable area has been accounted for.

4. Whilst a maintenance and management schedule has been provided, the detail currently provided within it is insufficient. The minimum required maintenance and management can be found in the Ciria SuDS manual, and this should be used to inform the management and maintenance schedule for all the proposed SuDS features.

5. The proposed runoff rate of 11.5 l/s is higher than the IDB's greenfield run off rate for the area, which equals 1.1 l/s/ha. The surface water design for this site will need

to be revised to reflect this lower figure and adhere to the IDB's drainage requirements. As the IDB has currently objected to the higher discharge rate, and no alternative method of discharge has been provided, a suitable drainage strategy for the site has not been demonstrated.

Informatives

Access and Maintenance

The IDB ditch, which is presumably indicated by the hatched green lines on the location plan, is flush with the site proposals. No maintenance / access corridor has been provided for this ditch, which may be required by the IDB.

IDB Consent

This site falls within the Burnt Fen Internal Drainage Board (IDB) district. Under the Land

Drainage Act 1991, any person carrying out works on an ordinary watercourse in an IDB area requires Land Drainage Consent from the IDB prior to any works taking place. This is applicable to both permanent and temporary works. Note: In some IDB districts, Byelaw consent may also be required.

Fluvial Flood Risk

It is noted that the entire site lies within Flood Zone 3, but that due to the presence of embankments along the Great River Ouse (main river), the site is deemed to be at a low risk of flooding from this source. We recommend the Environment Agency be consulted to ensure sufficient mitigation measures are provided to manage flood risk from this source.

Pollution Control

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

Local Highways Authority – 19 July 2024

Suggested Conditions

- HW1A: No development shall take place until full details have been submitted to and approved in writing by the Local Planning Authority to illustrate the following: Site access, including details of cross-sections, long-sections, verges and earthwork embankments.
- HW7A (amended): The existing access(es) to Lynn Road, as shown in yellow on the drawing 22118-005 P05, shall be permanently and effectively closed and the highway verge shall be reinstated in accordance with a scheme to be agreed with the Local Planning Authority, within 28 days of the bringing into use of the new access.
- HW8A: 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, as shown on the drawing 22118-005 P05.

- HW16A: Prior to first occupation or commencement of use the proposed on-site servicing and turning area shall be laid out, demarcated, levelled, surfaced and drained in accordance with the approved plan 22118-005 P05 and thereafter retained for that specific use.

Informatives

- This development may involve 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.

Local Highways Authority - 17 January 2024

In response to my previous comments regarding the impact on the existing layby, the applicant has clarified that the area hatched yellow on the drawing 22118-005 revision P05 is to be removed and presumably replaced with backfill and grassed. This arrangement is acceptable and will not alter access to the site immediately to the north.

While the applicant has not provided a vertical visibility envelope, as the access road longsection shows an initial gradient of 1:50, I am confident that appropriate visibility can be achieved along Lynn Road, which is relatively straight and flat.

The cross-section provided shows earthwork embankments graded at 1:3 either side of the access road. A level verge of 1m is needed between the carriageway edge and the top of the embankment to ensure stability of the access and to mitigate against any risk of vehicle overrun. Similarly, the earthworks need to extend to the top of kerb and the rear of the kerb beam. Addressing these comments will increase the footprint of the earthworks embankment but there appears sufficient space within the application boundary to accommodate the change. It is preferable to make these changes now, but should the LPA prefer, it can be addressed by condition. Please let me know how you and the applicant wish to proceed.

It does not form an objection, but I would recommend a crest and sag curves be introduced between changes in direction along the access road to avoid vehicles grounding out.

Local Highways Authority - 29 August 2023

I have revised the revised submission and the proposals remain unacceptable in highway safety terms.

The current access proposals include a priority junction directly onto the A10 Lynn Road, but it is unclear how this impacts the remainder of the layby access arrangements and access to the neighbouring properties to the north. The access fundamentally alters access arrangements for businesses which do not form of the application. The applicant will need to develop a comprehensive design for access which considers the how it impacts the entire layby and all properties which are served from it.

Irrespective of this, the applicant has failed to demonstrate that the access can achieve appropriate inter-vehicular visibility from a 4.5m¹ setback in three-

dimensions (see my previous response regarding a vertical envelope of visibility). Furthermore, the vehicle tracking provided demonstrates that articulated vehicles cannot simultaneously enter / exit the site; the applicant should refer to DMRB CD123, namely paragraph 5.6.2 regarding corner tapers.

An access gradient of 1:16 is not advisable as it could result in difficulty for drivers leaving the site in inclement weather conditions.

Local Highways Authority - 29 March 2023

The application is unacceptable to the Local Highway Authority for the following reasons:

The applicant is proposing to gain access to the development from an existing layby on the A10 Lynn Road. This layby, inclusive of the proposed mitigation as shown on the drawing AP0102 Revision P05 is not suitable for anticipated intensification associated with an additional 4,527sqm of Class E, B2 and B8 uses (which has not been quantified by the applicant).

The access needs to be capable of accommodating simultaneous two-way traffic (both 16.5m articulated and 12m rigid vehicles) between the A10 and the site access. No vehicle tracking has been provided to demonstrate that this is feasible or can be accommodated in a manner which is not detrimental to highway safety.

Access to / from the north must be accommodated in addition to access from the south. While the layby can be accessed from either direction, only the southern splayed access is included in the application redline boundary. I do however note, the entire extent appears to be within the applicant's ownership.

The proposed nearside auxiliary merge lane onto the A10 is unconventional and does not appear to be based upon established best practice nor any common design guidance. Any proposed mitigation should generally comply with the principles of the Design Manual for Roads and Bridges document CD 123 'Geometric design of at-grade priority and signal-controlled junctions' and where compliance is not possible, a justification for departure be provided.

There is a notable level difference between the carriageway of the A10 Lynn Road and the proposed development site. In light of site conditions, any widening of the carriageway should be accompanied by a cross-section which demonstrates how widening of the carriageway will be safely retained. Generally, a level of verge of 2.5m is recommended prior to an embankment with a 1:3 gradient (see DMRB CD 127 for further guidance).

The A10 Lynn Road is de-restricted, meaning speeds up to 60mph are permissible. This correlates to stopping sight distance of 215m (the 213m shown on the visibility splay plan is acceptable in principle as the difference is negligible). However, in light of the slow-moving nature of forecast traffic, the visibility should be measured from a 4.5m setback. This is to give drivers on the A10 conspicuity of slow-moving vehicles which may cross their path. Reductions in visibility splays will be accepted based upon observed 85th percentile speeds, provided a suitable speed survey is procured. Given the level differences mentioned above, inter-vehicular visibility splays need to be considered in three-dimensions. The splay needs to be free from obstruction within a visibility envelope as per the below figure (extracted from DMRB CD 109). Based on site conditions, an increase in object height from 0.26m to 0.6m will be accepted.

Please reconsult me if the applicant submits a revised proposal. Until such time, the applicant has failed to demonstrate that the scheme would not result in adverse highway safety implications.

Cambridgeshire Fire And Rescue Service - 16 March 2023

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

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

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

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

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

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

If there are any buildings on the development that are over 11 metres in height (excluding blocks of flats) not fitted with fire mains, then aerial (high reach) appliance access is required, the details of which can be found in the attached document. I trust you feel this is reasonable and apply our request to any consent given. Should you require any further information or assistance I will be pleased to advise.

ECDC Trees Team - 4 April 2023

It is a shame that the retention of the existing trees on the northern boundary are not being retained as they are established native species trees with associated existing biodiversity benefits with Willows known to support at least 750 insect species, with over 200 that depend entirely on willows. So highly important for insect biodiversity. Goat willow is the foodplant of the purple emperor butterfly and the striking caterpillars of puss moth. Very important early blossom source for pollinators, including bumblebee queens and mining bees and even blue tits feeding on nectar. Nutritious leaves as food for browsing herbivorous animals. An important substrate for many lichens, mosses and liverworts.

For any development of this site to be acceptable the submission of a high quality soft landscaping scheme will be essential that uses native and suitable ornamental species of trees, ornamental trees for the internal/business areas and native species trees for the boundaries and attenuation areas. The native species trees should be native to the locality rather than just UK natives.

Environmental Health - 21 March 2023

Due to the close proximity of existing properties I would advise that construction times and deliveries during the construction phase are restricted to the following:

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

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

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

This appears to be an extension of an existing business on site. Although I have no history of complaint concerning the business I do have some concerns about the closer proximity of these proposed commercial spaces to 1 Whitehall Farm Cottage and 2 Whitehall Farm Cottage to the south of the proposal site. If the intended use of the space is for further storage then these concerns are lessened but this would depend on hours of use of the site and whether we can restrict vehicle movements.

The D&AS advises that "the outline element of the application will allow for either future expansion of the business or the erection of commercial buildings to create a small business park." I would have more concerns if the use of the site would be for a business park unless we can impose restricted hours of use and noise conditions/requirement for a NIA to control any external fixed plant and/or vehicle movements.

The plans make reference to illuminated signage. I would be seeking a condition which prevents these from being left on all night. Perhaps we can discuss suitable wording if you are in agreement.

The Application Form has been completed to state that hours of opening are relevant to the application but there have been no hours of use included. It is not known if there are hours of use in place for the existing business on site but if there are I would ask that the same hours are applied to this application (if approved). If there are no hours of use I would request the applicant submit their desired hours for approval.

I would recommend a condition which stipulates there is no external lighting without prior approval from the LPA.

Design Out Crime Officers - 21 March 2023

I have viewed the documents in relation to crime, disorder and the fear of crime and have searched the Constabulary crime and incident systems covering the above ward

and surrounding streets for the last 2 years. At present, I would consider this to be an area of low risk to the vulnerability to crime.

- o External lighting - Can you confirm what the external lighting is designed to on site please. Our recommendation is that access roads, footpaths, car parking, cycle storage and loading areas/service yards should be lit by columns designed to BS5489-1:2020 or BS EN 12464-2:2014. There should be LED dusk to dawn wall mounted lights above each entrance/exit doors. Please note: Bollard lighting should be used as wayfinding only and not as a main source of lighting. I would like to see the lighting plan, including lux levels and calculations when available please.

- o CCTV - While it is not a universal solution to security problems, it can help deter vandalism or burglary and assist with the identification of culprits once a crime has been committed. The provision and effective use of CCTV fits well within the overall framework of security management and is most effective when it forms part of an overall security plan. CCTV should meet BS EN 50132-7: 2012+A1:2013 CCTV surveillance systems for use in security applications. CCTV Signs should conform to the Information Commissioners Office regulations and placed in relevant areas around each unit.

- o Alarm - Our recommendation is that a monitored alarm system is installed. Visit the National Security Inspectorate (NSI), or the Security Systems and Alarms Inspection Board (SSAIB) for more information.

- o Landscaping - It is important to ensure that there is a management plan in place to ensure tree crowns are maintained and raised above 2m in height and ground planting and hedging is kept to a minimum of 1 - 1.2m in height, this will allow for ongoing natural surveillance across the development, open spaces, and footpaths and to reduce possible conflict with lighting.

- o External Cycle Parking - I note the cycle parking location on the plans. Cycle parking should be in a position that is overlooked by active windows, this will improve the natural surveillance, covered by CCTV, and be well lit for the safety of the user. All Sheffield stands should be secured (cemented 300mm) into the ground and not bolted down. The DAS suggests that cycle parking will be provided within the buildings where required - this should be an access-controlled location and covered by CCTV.

- o Vehicle Nuisance - We are aware of boy racers & car meets at industrial locations within Littleport. It would be worth considering access-controlled barriers as the site develops in the future.

Waste Strategy (E CDC) - 22 March 2023

No comment required from the Waste Team for commercial premises.

Cambs Wildlife Trust - 3 April 2023

This professional ecological advice has been provided in accordance with the Service Level Agreement held with East Cambridgeshire District Council.

The submitted ecological report covers all the relevant issues and makes appropriate avoidance, mitigation and enhancement recommendations. If planning permission is

granted, the recommendations in section 5 of the report should be secured through the use of appropriately worded planning conditions.

However, before this application is determined, the Biodiversity Net Gain assessment recommended in section 5.1.4 of the report should be undertaken and submitted to the LPA for review. I request that the original version of the Defra Biodiversity Metric is supplied to us directly for review and sign off.

Enforcement Section - No Comments Received

County Highways Transport Team - No Comments Received

5.2 A site notice was displayed near the site on 30th March 2023 and a press advert was published in the Cambridge Evening News on 16 March 2023.

5.3 Neighbours – 17 neighbouring properties were notified and 1 response has been received and are summarised below.

- Light pollution
- Noise
- Traffic and highway safety
- Loss of trees
- Loss of countryside views

A full copy of the responses are available on the Council's website.

6.0 THE PLANNING POLICY CONTEXT

6.1 East Cambridgeshire Local Plan 2015 (as amended 2023)

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
ENV 1	Landscape and settlement character
ENV 2	Design
ENV 4	Energy and water efficiency and renewable energy in construction
ENV 7	Biodiversity and geology
ENV 8	Flood risk
ENV 9	Pollution
ENV 14	Sites of archaeological interest
COM 7	Transport impact
COM 8	Parking provision
EMP 1	Retention of existing employment sites and allocations
EMP 2	Extensions to existing businesses in the countryside
EMP 3	New employment development in the countryside

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
Flood and Water
Natural Environment SPD
Climate Change SPD

6.3 National Planning Policy Framework (December 2023)

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

6.4 Planning Practice Guidance

7.0 PLANNING COMMENTS

7.1 Principle of Development

7.1.1 The site is an existing business with land within its ownership that the business could use to expand the storage facility further. Policy EMP2 of the East Cambridgeshire District Council Local Plan 2015 requires that development:

Does not detract from the character of the area

The site is within the open countryside set between a dwelling and former agricultural buildings used for storage. The site sits lower to the road and in the distance you can see a range of open fields, agricultural buildings and some limited planting.

Scale of development is in keeping with its surroundings

The building currently used by the applicants is approximately 50 metres (164 feet) by 40 metres (131 feet). The proposed warehouses would be similar proportions to those that exist on the adjoining site.

The proposal would not lead to a significant increase in traffic to the detriment of highway safety

The site is accessed from the A10 which is a main route connecting Kings Lynn with London. Highway improvements have been proposed and considered acceptable by the Local Highway Authority and will be discussed in more detail further in the report.

The extension to the business is an existing operational business

The proposed application in full would support the growth of an existing business. The outline application, could facilitate further expansion of the existing business, however this is not confirmed. However, its location on a main road with good

access to Littleport, with other employment development in close proximity would not exclude the site from development.

The intensification of the use will not be detrimental to neighbour amenities

The nearest residential dwelling is to the southwestern corner of the site which shares a boundary with the area of land allocated as future development. However, to this boundary is proposed a landscape buffer. It is considered that the site can be managed to ensure the amenities are maintained for the future. However, this will be discussed in detail further in the report.

There is justification for the proposal

The application has been supported by a 'Planning Statement', the statement explains the need for the development as the business is successful in its field and needs to expand to accommodate its growth. This predominantly relates to the 'full' application and the business needs. The outline aspect can also be assessed under policy EMP3 and new employment in the countryside.

- 7.1.2 Policy EMP3 discusses new employment development within the countryside and requires development to meet the following criteria;

There is a lack of suitable buildings and sites within the settlement

There are a number of sites allocated within or on the edge of Littleport, however none of these accommodate B8 uses, therefore on this basis there is no available land for this development.

There is a lack of suitable buildings to re-use or replace in the countryside close to the settlement (in accordance with Policy EMP 4)

The extension proposed is to facilitate the existing business, with the potential to expand in the future.

The proposal would not have an adverse impact on the character and appearance of the area, the amenity of neighbouring occupiers, or result in a significant increase in traffic

This will be discussed further within the report, however it is considered that in consultation with the Local Highway Authority the proposal is acceptable and conditions can be applied to manage the develop to protect residential amenities.

The site can be easily accessed by foot or cycle from the settlement.

The site is currently operational and whilst there is no designated foot or cycle path it is in close proximity to Littleport.

- 7.1.3 It is considered that the principle of development can be considered acceptable on the basis that policies EMP3 and EMP2 can be met, and conditions attached to secure the development of the site.

7.2 Residential Amenity, Noise and Lighting

- 7.2.1 The site is outside the development envelope for Littleport, in an area predominantly open countryside. On the northern boundary to the site are large storage buildings,

open fields to the east boundary, river and A10 to the west and residential dwellings to the southwest.

- 7.2.2 The nearest properties are Whitehall Cottage and KP Cottage, both share a boundary with the outline aspect of the development. The cottages are a pair of semi-detached dwellings. KP Cottage has a number of structures along the northern boundary, whilst Whitehall Cottage has a large, detached garage with a hobby room above to the rear. (14/00401/FUL). The boundary of these residential dwellings are shown to have a 20 metre (65 feet) buffer, including drainage to the rear and a 14 metre (46 feet) buffer to the side boundary. Whilst this is shown as landscaping, this cannot be relied upon in perpetuity to act as a screen to the development. However, this can be conditioned to be implemented with details to be submitted along with a long-term management plan.
- 7.2.3 It is considered that whilst landscaping cannot be relied upon in perpetuity it will be able to soften the development and improve the view from the neighbours' properties. However, it should be noted having a view is not a material planning consideration, but having a high-quality landscaping scheme will be of benefit to the overall appearance of the development.
- 7.2.4 In consultation with the Environmental Health Officer, no objection has been raised with regard to noise or lighting. There are suggested conditions which can be applied to any planning permission granted. This includes asking for a detailed lighting plan; any external plant required, and any mitigation measures required, all of which can be conditioned. There has been some discussion over opening hours, the current business operates 9am until 5pm with no operation at the weekends. It would seem reasonable to condition the hours to accord with these existing hours with some room either side of these hours to accommodate people arriving for work.
- 7.2.5 It is considered that through the use of conditions this development can be delivered with limited impact on the residential amenities of the adjoining neighbours. On this basis the proposal meets policy ENV1 and ENV2 of the East Cambridgeshire District Council Local Plan 2015 (as amended 2023).

7.3 Visual Amenity

- 7.3.1 The site is in the open countryside sat between an existing employment operation and a pair of semi-detached dwellings. The site sits lower than the road and does have views of sparse, flat open countryside. The difference in land levels ranges from 2.52 to -1.49 which is an overall change of 4.01metres.
- 7.3.2 The introduction of additional warehousing in this location will have a visual presence in this landscape. However, it is whether this would have a detrimental impact on the visual character of the area.
- 7.3.3 The proposed development will appear visually agricultural in nature, using similar materials to the adjoining warehouse and storage buildings adjacent to the existing use. These buildings will be set into the site and will be almost 4 metres lower than the road. The site is planned to be soft and hard landscaped which will assist in assimilating the development into the landscape. The landscape in this area is predominantly flat open fen land with pockets of development. The type and form of

development would not be inconsistent with the development of agricultural buildings and as such consider that the site can be developed whilst allowing views through the site to the open views to the rear.

7.3.4 The A10 is characterised by small pockets of development and then vast expanses of open fields. It is considered the introduction of these buildings will not erode this characteristic. The built-up development will not extend any further into the countryside than the adjacent buildings. Littleport, also has pockets of employment development outside of the development envelope for example along Wisbech Road and Ten Mile Bank and as such is an overall characteristic of Littleport.

7.3.5 It is considered that whilst there will be visible development in a rural location, it is not considered to cause demonstrable harm to the visual character of the area in accordance with policy ENV1 of the East Cambridgeshire District Council Local Plan 2015 (as amended 2023).

7.4 Highways

7.4.1 The site is accessed from the A10, which is considered to be a major route, consultation has been undertaken with the Local Highway Authority. The Local Highway Authority have raised no objections but do recommend conditions to improve the access to the site, which can be appended to any decision issued.

7.4.2 The conditions proposed require the closing an existing access; restricting the use of gates without consent and ensuring there is adequate parking provision.

7.4.3 The full application provides details of 19 car parking spaces per unit which accords with policy COM8. The proposal also includes the provision of cycle spaces this is shown to be externally but also provided within the framework of the building.

7.4.4 Throughout discussions with the Local Highway Authority the issue of traffic generation has never be raised as an issue and as such it is considered that the proposal will not generate significant levels of traffic to cause harm to the amenities of neighbours or highway safety. This is a major route where you would expect traffic and in particular uses of this nature as they have good transport networks.

7.4.5 On the basis that the site can accommodate the correct parking provision and conditions can be appended to meet the needs of the Local Highway Authority the proposal is considered to meet policies COM7 and COM8 of the East Cambridgeshire District Council Local Plan 2015 (as amended 2023).

7.5 Ecology

7.5.1 The site is currently a field which has not been farmed for a number of years. In consultation with the County Ecologist it was considered that the mitigation measures proposed were acceptable.

7.5.2 The report indicated that there were no habitats of any significant value, however does recommend that the applicants show a 10% gain in biodiversity of the site. It is considered that this can be achieved by way of condition.

7.6 Flood Risk and Drainage

7.6.1 The site is within Flood Zone 2/3 and has been consulted upon with the Environment Agency, LLFA and the IDB. Following some amendments on calculations the scheme has been accepted by all of the technical specialists as acceptable. Pre commencement conditions will need to be applied to any planning permission issued for foul and surface water.

7.6.2 Due to its location in a flood zone and the proposed development it is considered to be 'less vulnerable' development and as such a sequential test is not required. On this basis it is considered that the proposal can meet the requirements of policy ENV8 of the East Cambridgeshire District Council Local Plan 2015 (as amended 2023).

7.7 Planning Balance

7.7.1 It is considered that with suitably worded conditions this proposal can meet the requirements of the Local Plan. The site can deliver an employment use which in turn provides new employment opportunities to the area. It can be developed ensuring the amenities of local residents and that highway safety can be maintained. On this basis the application is recommended for approval subject to conditions.

8.0 COSTS

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

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

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

8.4 In this case members' attention is particularly drawn to the following points:

- No technical objections have been received, all concerns raised by technical specialists have been addressed.
- The principle of development is considered acceptable

9.0 APPENDICES

9.1 Appendix 1 - conditions

Background Documents

23/00237/HYBM

14/00020/FUL
14/00020/DISA
13/00072/FUL
23/01180/FUN
87/00914/FUL
84/00637/FUL
83/00348/FUL
82/00083/FUL
83/00565/FUL

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.eastcamb.gov.uk/sites/default/files/Local%20Plan%20April%202015%20-%20front%20cover%20and%20inside%20front%20cover.pdf>

APPENDIX 1 - 23/00237/HYBM Conditions

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

Plan Reference	Version No	Date Received
500 29-04-24 Technical response		29th April 2024
22118-001	P9	21st May 2024
PCE Drainage Calculations	21.5.24	21st May 2024
22118-001	P10	7th June 2024
22118-PCE SW Drainage Calcs	06.06.24	7th June 2024
22118-007	P6	20th December 2023
22118-006	P5	20th December 2023
22118-008	P5	20th December 2023
22118-002	P5	20th December 2023
AP0102	P06	7th March 2023
AP0025	P02	23rd February 2023
AP0024	P03	23rd February 2023
AP0023	P01	23rd February 2023
AP0022	P01	23rd February 2023
AP0021	P01	23rd February 2023
AP0015	P02	23rd February 2023
AP0014	P01	23rd February 2023
AP0013	P01	23rd February 2023
AP0012	P01	23rd February 2023
AP0011	P01	23rd February 2023
AL0001	F01	23rd February 2023
22118-004	P02	23rd February 2023
09722/T3		23rd February 2023
09722/T2		23rd February 2023
09722/T1		23rd February 2023
Flood Risk Assessment	V1	23rd February 2023
Planning, Design & Access Statement		23rd February 2023
Preliminary Ecological Appraisal		Final Report 23rd February 2023
Trees in relation to Design, Demolition and Construction		23rd February 2023
Photo 1		23rd February 2023
Photo 2		23rd February 2023

- 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 of the development shall be either:
- As detailed on the application form and on the plans listed below:
AP0014 Revision P01

AP0015 Revision P02
AP0024 Revision P03
AP0025 Revision P02; or,

b. Submitted to and approved in writing by the Local Planning Authority prior to their use in the construction of the development.

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 (as amended 2023).
- 4 No laying of services, creation of hard surfaces or erection of a building shall commence until a detailed design of the surface water drainage of the site has been submitted to and approved in writing by the Local Planning Authority. Those elements of the surface water drainage system not adopted by a statutory undertaker shall thereafter be maintained and managed in accordance with the approved management and maintenance plan.

The scheme shall be based upon the principles within the agreed Drainage Strategy prepared by Parsons Consulting Engineers (ref: 22118-001 RevP10 dated 6th June 2024) and shall also include:

- a) Full calculations detailing the existing surface water runoff rates for the QBAR, 3.3% Annual Exceedance Probability (AEP) (1 in 30) and 1% AEP (1 in 100) storm events;
 - b) Full results of the proposed drainage system modelling in the above-referenced storm events (as well as 1% AEP plus climate change), inclusive of all collection, conveyance, storage, flow control and disposal elements and including an allowance for urban creep, together with an assessment of system performance;
 - c) Detailed drawings of the entire proposed surface water drainage system, attenuation and flow control measures, including levels, gradients, dimensions and pipe reference numbers, designed to accord with the CIRIA C753 SuDS Manual (or any equivalent guidance that may supersede or replace it);
 - d) Full detail on SuDS proposals (including location, type, size, depths, side slopes and cross sections);
 - e) Temporary storage facilities if the development is to be phased;
 - f) A timetable for implementation if the development is to be phased;
 - g) Details of overland flood flow routes in the event of system exceedance, with demonstration that such flows can be appropriately managed on site without increasing flood risk to occupants;
 - h) Demonstration that the surface water drainage of the site is in accordance with DEFRA non-statutory technical standards for sustainable drainage systems;
 - i) Full details of the maintenance/adoption of the surface water drainage system;
 - j) Measures taken to prevent pollution of the receiving groundwater and/or surface water
- The drainage scheme must adhere to the hierarchy of drainage options as outlined in the NPPF PPG.

- 4 Reason: To reduce the impacts of flooding in extreme circumstances on future occupants, in accordance with policies ENV2 and ENV8 of the East Cambridgeshire Local Plan 2015 (as amended 2023).

- 5 No development shall take place until full details have been submitted to and approved in writing by the Local Planning Authority to illustrate the following: Site access, including details of cross-sections, long-sections, verges and earthwork embankments.
- 5 Reason: In the interests of highway safety, in accordance with COM7 and COM8 of the East Cambridgeshire Local Plan 2015 (as amended 2023). The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted.
- 6 The existing access(es) to Lynn Road, as shown in yellow on the drawing 22118-005 P05, shall be permanently and effectively closed and the highway verge shall be reinstated in accordance with a scheme to be agreed with the Local Planning Authority, within 28 days of the bringing into use of the new access.
- 6 Reason: In the interests of highway safety, in accordance with policies COM7 and COM8 of the East Cambridgeshire Local Plan 2015 (as amended 2023).
- 7 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, as shown on the drawing 22118-005 P05.
- 7 Reason: In the interests of highway safety, in accordance with policies COM7 and COM8 of the East Cambridgeshire Local Plan 2015 (as amended 2023).
- 8 Prior to first occupation or commencement of use the proposed on-site servicing and turning area shall be laid out, demarcated, levelled, surfaced and drained in accordance with the approved plan 22118-005 P05 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 (as amended 2023).
- 9 No above ground construction shall take place until a scheme for the provision and location of fire hydrants to serve the development to a standard recommended by the Cambridgeshire Fire and Rescue Service or alternative scheme has been submitted to and approved in writing by the Local Planning Authority. The hydrants or alternative scheme shall be installed and completed in accordance with the approved details prior to the occupation of any part of the development.
- 9 Reason: To ensure proper infrastructure for the site in the interests of public safety in that adequate water supply is available for emergency use. This is supported by paragraph 97 of the NPPF.
- 10 Construction times and deliveries, with the exception of fit-out, shall be limited to the following hours: 0730 to 1800 each day Monday - Friday, 0730 to 1300 Saturdays and none on Sundays, Bank Holidays and Public Holidays.
- 10 Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015 (as amended 2023).

- 11 In the event of the foundations from the proposed development requiring piling, prior to the commencement of development the applicant shall submit a report/method statement to the Local Planning Authority, for approval in writing, detailing the type of piling and mitigation measures to be taken to protect local residents from noise and/or vibration. Noise and vibration control on the development shall be carried out in accordance with the approved details.
- 11 Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015 (as amended 2023).
- 12 The use hereby permitted shall take place only between the hours of 8.30 am and 5.30 pm each day Monday to Friday, 8:30am and 1pm on Saturdays and none on Sundays, Bank Holidays and Public Holidays.
- 12 Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015 (as amended 2023).
- 13 Notwithstanding any lights shown on the submitted plans, no external lights shall be erected within the site (either freestanding or building-mounted) until a scheme of external lighting has been submitted to and agreed in writing by the Local Planning Authority prior to first occupation of the approved use. The lighting scheme shall then be implemented and maintained as approved.
- 13 Reason: To safeguard the character and appearance of the area, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015 (as amended 2023).
- 14 Notwithstanding any lights shown on the submitted plans, no CCTV shall be erected within the site (either freestanding or building-mounted) until a scheme of CCTV has been submitted to and agreed in writing by the Local Planning Authority prior to first occupation of the approved use. The lighting scheme shall then be implemented and maintained as approved.
- 14 Reason: To safeguard the character and appearance of the area, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015 (as amended 2023).
- 15 The cycle parking shown on 22118-005 P05 shall be implemented prior to first occupation of the proposed buildings and thereafter maintained in perpetuity.
- 15 Reason: In the interests of highway safety, in accordance with policies COM7 and COM8 of the East Cambridgeshire Local Plan 2015 (as amended 2023).
- 16 Prior to first occupation of the proposed warehouses a scheme for any external plant and machinery shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall ne implemented as approved and maintained in perpetuity.
- 16 Reason: To safeguard the character and appearance of the area, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015 (as amended 2023).
- 17 Prior to the commencement of development, an energy and sustainability strategy for the development, including details of any on site renewable energy technology and energy

efficiency measures, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved strategy.

- 17 Reason: To ensure that the proposal meets with the requirements of sustainability as stated in policy ENV4 of the East Cambridgeshire Local Plan 2015 (as amended 2023) and the Climate Change SPD, 2021. This condition is pre-commencement as some of the measures may be below ground level.
- 18 Prior to first occupation or commencement of use a full schedule of all soft landscape works shall be submitted to and approved in writing by the Local Planning Authority. The schedule shall include, planting plans, a written specification; schedules of plants noting species, plant sizes, proposed numbers/densities; and a detailed implementation programme. It shall also indicate all existing trees and hedgerows on the land and details of any to be retained. The works shall be carried out in accordance with the approved details prior to the end of the first planting season following occupation of the development. If within a period of five years from the date of the planting, or replacement planting, any tree or plant (including retained existing trees/hedgerows) 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.
- 18 Reason: To safeguard the character and appearance of the area, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015 (as amended 2023).
- 19 No above ground construction shall commence until full details of hard landscape works have been submitted to and approved in writing by the Local Planning Authority. These details shall include but not limited to
 - Hard surfacing materials
 - Finished floor levels
 - Car parking layouts;.

The works shall be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with an implementation programme submitted to and approved in writing by the Local Planning Authority prior to first occupation.
- 19 Reason: To safeguard the character and appearance of the area, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015 (as amended 2023).
- 20 No above ground construction shall commence until details of the boundary treatments have been submitted to and agreed in writing with the Local Planning Authority. The boundary treatments shall be in situ in accordance with the approved details prior to the occupation of the warehouses approved.
- 20 Reason: To safeguard the character and appearance of the area, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015 (as amended 2023).
- 21 Prior to the commencement of any development a Biodiversity Net Gain assessment recommended in section 5.1.4 of the Archer Ecology Report dated 7th November 2022 shall be submitted and agreed in writing by the Local Planning Authority.

- 21 Reason: To protect and enhance species in accordance with policies ENV1, ENV2 and ENV7 of the East Cambridgeshire Local Plan 2015 (as amended 2023) and the Natural Environment SPD, 2020. The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted.
- 22 No above ground works shall take place until a scheme for biodiversity measures as outlined in chapter 5 of the Archer Ecology Report dated 7th November 2022 shall be submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented prior to first occupation and maintained thereafter in perpetuity.
- 22 Reason: To protect and enhance species in accordance with policies ENV1, ENV2 and ENV7 of the East Cambridgeshire Local Plan 2015 (as amended 2023) and the Natural Environment SPD, 2020.
- 23 Prior to first occupation or commencement of use a Flood Contingency Plan for the development, which should include an appropriate method of flood warning and evacuation to ensure the safe use of the development in extreme circumstances, shall be submitted to and approved in writing by the Local Planning Authority. The plan shall subsequently be implemented in accordance with the approved details before the development is occupied or the use commenced.
- 23 Reason: To reduce the impacts of flooding in extreme circumstances on future occupants, in accordance with policies ENV2 and ENV8 of the East Cambridgeshire Local Plan 2015 (as amended 2023).
- 24 Approval of the details of the appearance, layout, landscaping 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.
- 24 Reason: To comply with Section 92 of the Town and Country Planning Act 1990, as amended.
- 25 The development hereby permitted shall be commenced within 2 years of the date of the approval of the last of the reserved matters.
- 25 Reason: To comply with Section 92 of the Town and Country Planning Act 1990, as amended.
- 26 Prior to or as part of the first reserved matters application, an energy and sustainability strategy for the development, including details of any on site renewable energy technology and energy efficiency measures, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved strategy.
- 26 Reason: To ensure that the proposal meets with the requirements of sustainability as stated in policy ENV4 of the East Cambridgeshire Local Plan 2015 (as amended 2023) and the Climate Change SPD, 2021.

- 27 In the event that contamination is found at any time when carrying out the approved OUTLINE development that was not previously identified it must be reported to the Local Planning Authority within 48 hours. No further works shall take place until an investigation and risk assessment has been undertaken and submitted to and approved in writing by the Local Planning Authority. Where remediation is necessary, a remediation scheme must be submitted to and approved in writing by the Local Planning Authority. The necessary remediation works shall be undertaken, and following completion of measures identified in the approved remediation scheme a verification report must be prepared, and approved in writing by the Local Planning Authority.
- 27 Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with policy ENV9 of the East Cambridgeshire Local Plan 2015 (as amended 2023).
- 28 Prior to or as part of the first reserved matters application, detailed design of the surface water drainage of the site has been submitted to and approved in writing by the Local Planning Authority. Those elements of the surface water drainage system not adopted by a statutory undertaker shall thereafter be maintained and managed in accordance with the approved management and maintenance plan.

The scheme shall be based upon the principles within the agreed Drainage Strategy prepared by Parsons Consulting Engineers (ref: 22118-001 RevP10 dated 6th June 2024) and shall also include:

- a) Full calculations detailing the existing surface water runoff rates for the QBAR, 3.3% Annual Exceedance Probability (AEP) (1 in 30) and 1% AEP (1 in 100) storm events;
 - b) Full results of the proposed drainage system modelling in the above-referenced storm events (as well as 1% AEP plus climate change), inclusive of all collection, conveyance, storage, flow control and disposal elements and including an allowance for urban creep, together with an assessment of system performance;
 - c) Detailed drawings of the entire proposed surface water drainage system, attenuation and flow control measures, including levels, gradients, dimensions and pipe reference numbers, designed to accord with the CIRIA C753 SuDS Manual (or any equivalent guidance that may supersede or replace it);
 - d) Full detail on SuDS proposals (including location, type, size, depths, side slopes and cross sections);
 - e) Temporary storage facilities if the development is to be phased;
 - f) A timetable for implementation if the development is to be phased;
 - g) Details of overland flood flow routes in the event of system exceedance, with demonstration that such flows can be appropriately managed on site without increasing flood risk to occupants;
 - h) Demonstration that the surface water drainage of the site is in accordance with DEFRA non-statutory technical standards for sustainable drainage systems;
 - i) Full details of the maintenance/adoption of the surface water drainage system;
 - j) Measures taken to prevent pollution of the receiving groundwater and/or surface water
- The drainage scheme must adhere to the hierarchy of drainage options as outlined in the NPPF PPG.

- 28 Reason: To reduce the impacts of flooding in extreme circumstances on future occupants, in accordance with policies ENV2 and ENV8 of the East Cambridgeshire Local Plan 2015 (as amended 2023).
- 29 Prior to or with the Reserved Matters application full details to illustrate the following: Site access, including details of cross-sections, long-sections, verges and earthwork embankments shall be submitted to and agreed in writing by the Local Planning Authority
- 29 Reason: In the interests of highway safety, in accordance with policies COM7 and COM8 of the East Cambridgeshire Local Plan 2015 (as amended 2023).
- 30 The existing access(es) to Lynn Road, as shown in yellow on the drawing 22118-005 P05, shall be permanently and effectively closed and the highway verge shall be reinstated in accordance with a scheme to be agreed with the Local Planning Authority, within 28 days of the bringing into use of the new access.
- 30 Reason: In the interests of highway safety, in accordance with policies COM7 and COM8 of the East Cambridgeshire Local Plan 2015 (as amended 2023).
- 31 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, as shown on the drawing 22118-005 P05.
- 31 Reason: In the interests of highway safety, in accordance with policies COM7 and COM8 of the East Cambridgeshire Local Plan 2015 (as amended 2023).
- 32 Prior to first occupation or commencement of use the proposed on-site servicing and turning area shall be laid out, demarcated, levelled, surfaced and drained in accordance with the approved plan 22118-005 P05 and thereafter retained for that specific use.
- 32 Reason: In the interests of highway safety, in accordance with policies COM7 and COM8 of the East Cambridgeshire Local Plan 2015 (as amended 2023).
- 33 Prior to or as part of a submitted reserved matters application a scheme for the provision and location of fire hydrants to serve the development to a standard recommended by the Cambridgeshire Fire and Rescue Service or alternative scheme has been submitted to and approved in writing by the Local Planning Authority. The hydrants or alternative scheme shall be installed and completed in accordance with the approved details prior to the occupation of any part of the development.
- 33 Reason: To ensure proper infrastructure for the site in the interests of public safety in that adequate water supply is available for emergency use. This is supported by paragraph 97 of the NPPF.
- 34 Construction times and deliveries, with the exception of fit-out, shall be limited to the following hours: 0730 to 1800 each day Monday - Friday, 0730 to 1300 Saturdays and none on Sundays, Bank Holidays and Public Holidays.
- 34 Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015 (as amended 2023).

- 35 In the event of the foundations from the proposed development requiring piling, prior to the commencement of development the applicant shall submit a report/method statement to the Local Planning Authority, for approval in writing, detailing the type of piling and mitigation measures to be taken to protect local residents from noise and/or vibration. Noise and vibration control on the development shall be carried out in accordance with the approved details.
- 35 Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015 (as amended 2023).
- 36 The use hereby permitted shall take place only between the hours of 8.30 am and 5.30 pm each day Monday to Friday, 8:30am and 1pm on Saturdays and none on Sundays, Bank Holidays and Public Holidays.
- 36 Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015 (as amended 2023).
- 37 Prior to or submitted with any Reserved Matters application a scheme for external lighting shall be submitted. The scheme agreed shall be implemented as agreed and maintained thereafter in perpetuity.
- 37 Reason: To safeguard the character and appearance of the area, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015 (as amended 2023).
- 38 no CCTV shall be erected within the site (either freestanding or building-mounted) until a scheme of CCTV has been submitted to and agreed in writing by the Local Planning Authority prior to first occupation of the approved use. The CCTV scheme shall then be implemented and maintained as approved.
- 38 Reason: To safeguard the character and appearance of the area, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015 (as amended 2023).
- 39 Prior to or submitted with a Reserved Matters Application a scheme of secure cycle parking shall be submitted. The agreed scheme shall be implemented prior to first use and thereafter maintained in perpetuity.
- 39 Reason: In the interests of highway safety, in accordance with policies COM7 and COM8 of the East Cambridgeshire Local Plan 2015 (as amended 2023).
- 40 Prior to first occupation of the proposed warehouses a scheme for any external plant and machinery shall be submitted to and approved in writing by the Local Planning Authority.
- 40 Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015 (as amended 2023).
- 41 No above ground construction shall commence until details of the boundary treatments have been submitted to and agreed in writing with the Local Planning Authority. The boundary treatments shall be in situ in accordance with the approved details prior to the occupation of the warehouses approved.

- 41 Reason: To safeguard the character and appearance of the area, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015 (as amended 2023).
- 42 Prior to or with the submission of a Reserved Matters Application a Biodiversity Net Gain assessment recommended in section 5.1.4 of the Archer Ecology Report dated 7th November 2022 shall be submitted and agreed in writing by the Local Planning Authority.
- 42 Reason: To protect and enhance species in accordance with policies ENV1, ENV2 and ENV7 of the East Cambridgeshire Local Plan 2015 (as amended 2023) and the Natural Environment SPD, 2020.
- 43 No above ground works shall take place until a scheme for biodiversity measures as outlined in chapter 5 of the Archer Ecology Report dated 7th November 2022 shall be submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented prior to first occupation and maintained thereafter in perpetuity.
- 43 Reason: To protect and enhance species in accordance with policies ENV1, ENV2 and ENV7 of the East Cambridgeshire Local Plan 2015 (as amended 2023) and the Natural Environment SPD, 2020.
- 44 Prior to first occupation or commencement of use a Flood Contingency Plan for the development, which should include an appropriate method of flood warning and evacuation to ensure the safe use of the development in extreme circumstances, shall be submitted to and approved in writing by the Local Planning Authority. The plan shall subsequently be implemented in accordance with the approved details before the development is occupied or the use commenced.
- 44 Reason: To reduce the impacts of flooding in extreme circumstances on future occupants, in accordance with policies ENV2 and ENV8 of the East Cambridgeshire Local Plan 2015 (as amended 2023).