

**TITLE: 24/01126/OUM**

Committee: Planning Committee

Date: 03 December 2025

Author: Principal Planning Officer

Report No: A110

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**Site Address: Mereside Works 25 Mereside Soham Ely Cambridgeshire CB7 5EE**

**Proposal:** *Erection of a residential led mixed use development comprising up to 99 units; provision of 450 sqm (GIA) of Class E commercial floorspace; and creation of cycle and pedestrian links, a biodiversity wetland corridor with ponds/waterways and amenity and play space. All matters reserved except for access*

**Applicant: Butler Walsall Ltd and H P (Soham) Ltd**

**Parish: Soham**

**Ward: Soham North**

Ward Councillor/s: Mark Goldsack  
Keith Horgan

**Date Received: 27 November 2024**

**Expiry Date: 08 December 2025 (Extended)**

## **1.0 RECOMMENDATION**

1.1 Members are recommended to APPROVE the application in accordance with the following terms:

1. The Committee delegates authority to finalise the terms and completion of the S.106 legal agreement to the Planning Manager; and
2. Following the completion of the S.106, application 24/01126/OUM be approved subject to the planning conditions at Appendix 1 (and summarised below); or,

3. The Committee delegates authority to refuse the application in the event that the Applicant does not agree any necessary extensions to the statutory determination period to enable the completion of the S106 legal agreement.

1.2 The application is being heard by committee because it triggers the Councils Constitution in respect of outline applications for over 50 dwellings (Clause 5.4, Part 3(C)).

## **2.0 SUMMARY OF APPLICATION**

2.1 The application seeks outline planning permission for a residential led mixed use development of a site for up to 99 units; provision of a commercial floorspace (Class E) measuring 450sqm; and creation of cycle and pedestrian links, a biodiversity wetland corridor with ponds/waterways and amenity and play space. Only matters of access are committed, meaning that matters of layout, scale, appearance and landscaping are reserved for future consideration.

2.2 The application is supported by an access plan (241857/TS/01) within the Transport Statement (dated September 2024, reference: 241857/TS/LB/KBL/01 Rev A). This details how the access is proposed to be configured and shows an access directly from Mereside into the site which would have footways either side of the only vehicle access road into the development site. This access had originally served the abandoned engineering works. Visibility splays are indicated. This is the same access approved under application reference: 16/01804/FUM for a 31-unit development.

2.3 During the course of the application, Officers expressed concerns with the indicative layout of the scheme, quantum of development and amount of open space as well as the height distribution across the site. It is therefore considered that the indicative layout plans submitted as part of the original submission are not acceptable. As such, a revised Parameter Plan was submitted on 27 August 2025 which sets out land use areas, height parameters and key opportunities for open space. This shows areas of employment / civic / residential fronting Station Road, residential buildings up to 3.5 storeys adjacent to the railway line and the southern areas would be characterised by dwellings of up to 2.5 storeys. It marks key gateways into the site which would require special design considerations at reserved matters stage. Officers are satisfied that for the purposes of this outline application the parameters set would provide an appropriate basis for a scheme to come forward at Reserved Matters.

2.4 The site is allocated in the Local Plan under Policy SOH 2 for a housing-led/mixed use allocation including provision of approximately 90 dwellings, a station building (and associated development) and a minimum of 0.5 hectares of office/industrial space. The site is a large proportion of the land allocated in the policy with a small parcel of land to the North of the allocation excluded due to dual land ownership and the railway station development to the South which have already been delivered also excluded.

2.5 This application follows on from a previously refused application (20/01174/FUM) for the construction of 91 dwellings, one commercial unit for Class E use

(comprising 73sqm), 193 car parking spaces and associated infrastructure. This application was refused for the following reasons:

- 1) Inappropriate level of affordable housing
- 2) Shortfall of open space on the site
- 3) Lack of safe and convenient road layout through the use of extensive shared surface street
- 4) Design, layout, form and landscaping would not be of provide high quality
- 5) Failure to provide acceptable living conditions for future occupiers
- 6) Failure to secure appropriate contributions and justification in relation to the creation of a station square
- 7) Failure to secure financial contributions towards education, open space and affordable housing.
- 8) Inconsistencies and discrepancies on the submitted plans.

2.6 The current application is different in that it has been submitted in outline with all matters reserved except for access (which is the same as that approved previously under application ref: 16/01804/FUM dated 10 June 2019 for 31 units). The Parameter Plan seeks to supersede some of the detailed plans originally submitted as part of the proposal and comprises:

- Provision of 20% affordable housing units
- The Parameter plan sets out
  - designated areas for employment / civic space along Station Road
  - Distribution of height of residential buildings and dwellings (ranging between 3.5 storeys north of the site to between 2/2.5 storeys towards the south)
  - Location of key access points and opportunities for open space
  - Identification of key entry / exit points of the site
- A Location Plan indicates opportunities for offsite ecological mitigation
- Matters pertaining to appearance, landscaping, design, layout and scale are reserved.
- Access arrangements from Mereside are detailed and confirmed to be acceptable by the requisite highway authorities.
- The proposal would broadly comply with site allocation Policy SOH 2
- The applicant has agreed to enter into a legal agreement to secure the necessary heads of terms as set out in Appendix 2 of this report.

2.7 A Design and Access Statement (DAS) has also been submitted with the proposals to provide an assessment of the site's context, and other relevant documents such as Noise Impact Assessment, Flood Risk Assessment, Biodiversity Report and Archaeology Evaluation.

2.8 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 [Simple Search](#).

### **3.0 PLANNING HISTORY**

3.1 16/01804/FUM – Demolition of existing buildings and redevelopment of 31 new dwellings with associated and ancillary development including access, servicing,

amenity space, landscaping and the establishment of ecological mitigation land.  
**Approved 10/06/2019**

- 3.2 16/01804/NMAA – Non-material amendment to previously approved 16/01804/FUM for Demolition of existing buildings and redevelopment of 31 new dwellings with associated and ancillary development including access, servicing, amenity space, landscaping and the establishment of ecological mitigation land.

**Accepted 23/12/2021**

- 3.3 20/01174/FUM – Demolition of the existing buildings on-site and the erection of 91 dwelling houses (63 dwelling houses and 28 flats), a ground floor commercial unit for Class E use, which includes a total of 193 parking spaces on-site and a children's play area.

**Refused 07/06/2024**

#### **4.0 THE SITE AND ITS ENVIRONMENT**

- 4.1 The application site comprises approximately 3.18 hectares (7.86 acres) and is formed of an irregularly shaped parcel of land. The site currently hosts a mix of buildings that are set back off the existing access. The land has been subject to a mix of land uses comprising railway sidings, builders' yard, construction site compound and engineering works.

- 4.2 The surrounding development comprises a mix of uses and architectural styles. The frontage along Mereside is made up predominantly of residential properties, with the exception of a care home and a children's nursery also in close proximity. To the north, off Spencer Drove, are light industrial buildings and the 'Viva Arts Theatre'. To the south is the Soham railway station and the station approach road. To the west is the railway line that provides services to Peterborough and Ipswich together with a public right of way.

- 4.3 Within the site are a network of watercourses. The site is predominately within Flood Zone 1, although a parcel of Flood Zone 3 is present within the centre of the site. The site is allocated in the East Cambridgeshire Local Plan under policy SOH 2.

#### **5.0 RESPONSES FROM CONSULTEES**

- 5.1 A reconsultation took place on 2<sup>nd</sup> September following the submission of an updated Parameter Plan (120 Rev P1). This ended on 23<sup>rd</sup> September 2025. Responses were received from the following consultees and these are summarised below. The full responses are available on the Council's web site.

**Cadent Gas Ltd - 10 December 2024**

After receiving the details of your planning application, we have completed our assessment. We have no objection in principle to your proposal from a planning perspective.

**Environmental Health (Contamination) - 18 December 2024**

Thank you for consulting me on the above application. I have read the Phase 1 Geo-Environmental Desk Study dated August 2024 prepared by BRD Environmental and accept the findings and recommendations. The report recommends that a Phase 2 site investigation is carried out. I recommend that a modified version of standard contaminated land condition 1 and standard contaminated land condition 4 are attached to any approval.

**Local Highways Authority - 17 March 2025**

**Recommendation**

On the basis of the information submitted, from the perspective of the Local Highway Authority, I have no objection to the proposals in principle.

**Comments**

Following receipt of the updated plan, which includes the amended junction radii, I have no further recommendation or comments to provide. In the event that the LPA are mindful to approve the application, subject to conditions.

15 September 2025: No further comments.

**ECDC Trees Team - 19 March 2025**

The submitted tree survey plan and tree retention plans are based on the out of date tree survey, the site photos amended to the out of date tree survey show areas now devoid of trees which is why it was previously stated that an up to date tree survey was provided that shows the current tree cover on site and assess the implications of the development on them. The submitted tree survey plan and tree retention plans contain errors such as group G6c being indicated as retained despite it having a dwelling and parking spaces occupying the same space, T5 being retained even though half its rooting area will be within a road likewise for trees T6, T15, T16, T17. Trees T12 and T13 are within a parking area as is some of group G4. Groups G8, G8 and T4 are shown to be impacted by the new estate road. Currently the poor quality and out of date tree information does not allow assessment of the developments impacts on the existing trees on site as such I currently object to this application and recommend it is refused.

17 September 2025 – No objection

With only the access being fixed there will need to be a condition for the provision of an Arboricultural Impact Assessment (AIA), there will also be a need to provide an Arboricultural Method Statement (AMS) and this should also be conditioned for provision as part of the reserved matters. The provision of a comprehensive, detailed and high-quality soft landscaping scheme will also be required by condition.

**East Cambs Ecologist – 23 May 2025**

**Baseline Habitat Survey and Baseline units**

From the information provided, the Senior Ecologist has reviewed this application for Biodiversity Net Gain and, as of (2/5/25), endorses the recorded baseline habitats with the information provided.

There are significant onsite habitat gains being proposed that, due to their scale and significance, will need to be secured via s106. That s106 will need to establish appropriate habitat management and monitoring, including a fee to pay to cover ECDC's monitoring costs, to ensure delivery of agreed targets. Those targets will be

a matter to be agreed as part of the discharge of the standard BNG condition including the submission of a final BNG plan.

**Environmental Health - 12 December 2024**

No objections subject to restriction of development operation and deliveries during the construction phase, submission of a Construction Environmental Management Plan (CEMP) and ground piling conditions and details of any water pumping station proposed.

08 September 2025: No further comments.

**Conservation Officer - No Comments Received**

**Cambridgeshire Archaeology – 02 December 2024**

Whilst we do not object to development from proceeding in this location, we consider that the site should be subject to a programme of archaeological investigation secured through the inclusion of a negative condition, such as the example condition below.

02 September 2025: No objection, subject to conditions

**Environment Agency – 27 May 2025**

No objection.

**Network Rail - 20 December 2024**

Network Rail strongly recommends the developer complies with the following comments and requirements to maintain the safe operation of the railway and protect Network Rail's infrastructure.

Appropriate upgrades to Network Rail's boundary fence to prevent trespass onto the railway are to be undertaken at the developer's expense.

**County Highways Transport Team – 13 June 2025**

The application as submitted needs to be reassessed as it does not include sufficient information for the Highway Authority to consider this application. The application is required to do the following:

- Improve adjacent pedestrian infrastructure
- All the dwellings need to be considered in a TRICS assessment
- The correct TRICS outputs need to be provided.
- The data should be revised as no data should be submitted to the CCC that is over 3 years old.

As mentioned above a junction's assessment will be required if the trip generation assessment shows 30 trips in any hourly interval for a junction. If the data showcases this then the additional information included will need to be required.

08 September 2025: As above.

06 November 2025: No objection subject to conditions.

**Parish - 10 January 2025**

The Town Council agrees with all concerns/objections raised by other consultees.  
The proposed development does not comply with the below Soham & Barway Neighbourhood plan policies:

- a. SBNP2 - Affordable Housing - only 21% of affordable housing needs to be 30%
- b. SBNP3 - Allocation of Affordable Housing - 25% of these should be first homes with reduction in price of 40%; 10% should be shared ownership and the rest (65%) should be affordable rent.
- c. SBNP4 - Housing Mix & Accessible Standards - 13 proposed dwellings fall below the legal floorspace standard as they are only 61sqm
- d. SBNP10 - Health, Wellbeing & Health Impact Assessments - For major developments of over 50 houses a Health Impact Assessment must be completed.
- e. SBNP12 - Biodiversity & Wildlife Habitats -No mention of providing extra help for wildlife i.e. bird boxes, bat boxes, hedgehog next and travel holes.
- f. SBNP13 - Landscape Character - The proposal indicates that the whole site will have houses upwards of 2.5 stories, with some at 3 stories and some even 3.5 stories. The SBNP specifically rejects this as most houses in the town are only 2 stories.
- g. SBNP17 - High Quality Design - Space standards indicate that a 2 story dwelling for 4 people (2 bedrooms) should have space of 79sqm, some dwellings proposed fall below that.
- h. SBNP18 - Sustainable Buildings Fit for a Net Zero carbon Future - No mention of any energy conservation or reduction matters.
- i. SBNP19 - Renewable Energy - No mention of any energy conservation or reduction matters.
- j. SBNP20 - Water Efficiency - No mention of methods to conserve water.
- k. SBNP21 - Flood Risk - This area is on the edge of a flood risk area and almost adjacent to Soham Lode. For this reason it is essential that a proper full assessment of possible flooding and a full assessment of the development proposals to deal with surface water drainage and foul water drainage from the site is completed.
- l. SBNP22 - Road Safety & Parking - Please ensure that the roads adhere to Highways standard width of 5.5m and 6.3m on junctions and bends. The number of parking areas on site must be adhered to because there appears to be insufficient space for off site extra parking.
- m. SBNP25 - Connectivity & Permeability - Concerns raised regarding one vehicular access point to the proposed development.

Whilst we recognise that many of the issues raised will be at reserved matters stage the Town Council would like to see evidence that the developer is considering the items highlighted.

2 April 2025

Soham Town Council agree with the concerns raised by East Cambs Tree Officer.

**Ward Councillors** - No Comments Received

**Cambs Wildlife Trust** - No Comments Received

**Housing Section** – 17 July 2025

From my reading of the viability review, it is suggested that this development could meet policy and provide 30% on site affordable housing.

It also recommended that if a policy compliant offer is not made, as has been with the offer of 20%, the scheme should be subject to pre-implementation and late-stage reviews of viability in order that the viability can be assessed over the lifetime of the development.

It includes the suggestion that in the absence of agreement of the viability position, any approval be subject to the adoption of the viability review figures for review purposes.

With the above in mind, I would like to see delivery of a policy compliant 30% affordable housing with a tenure split of 77% affordable rented and 23% intermediate housing. If a percentage below 30% policy is agreed and permission granted, that a mechanism is included to review the viability as per the recommendation.

Here is the latest data of bedroom need from the Housing Register of applicants that have indicated a preference for Soham seeking affordable rent. Where possible, I would like to see the dwellings allocated to affordable housing matching the need below, namely weighted towards the smaller dwellings, where 80% are either 1 or 2 bed units.

Affordable Rent - Soham		
1 bed	309	63%
2 bed	83	17%
3 bed	70	14%
4 bed	26	5%
5+ bed	4	1%
Total	492	

Should consent be granted, I would request a s106 Agreement containing the Affordable Housing provisions (as set out in the heads of terms in Appendix 2).

**Minerals And Waste Development Control Team** - No Comments Received

**CCC Growth & Development** - No Comments Received

**Design Out Crime Officers** - 10 December 2024

Having read the documents including the design and access statement (DAS) there doesn't appear to be a section on crime prevention and security. I can see that some measures have been considered, whilst this development is in its infancy it is important that security and crime prevention is discussed at the earliest opportunity to ensure that the security of buildings, and the environment provide a safe place for residents and visitors this should be considered as an integral part of any initial design for proposed development's, and incorporate the standards of "Secured by Design", to design out crime and reduce the opportunities for crime.



From my initial review this generally appears to be an acceptable layout in relation to crime prevention and the fear of crime, providing reasonable levels of natural surveillance from neighbouring properties where practical homes have been provided with back-to-back protected rear gardens which is known to reduce the risks and vulnerability to crime, homes have been provided with defensible space to their front many homes are facing each other and or overlooking open space. Vehicle parking is in-curtilage between and to the sides of properties. Pedestrian and vehicle routes are aligned together and overlooked suggesting that pedestrian safety has been considered, which should encourage some level of territoriality amongst residents.

September 2025: No further comments.

**Anglian Water Services Ltd - 11 December 2024**

No objections subject to conditions.

**Cambridgeshire Fire And Rescue Service - 9 December 2024**

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.

**Waste Strategy (ECDC) - 11 March 2025**

- No objection – subject to advice set out in Waste Team comments.

**Cambridgeshire County Council Education - 10 January 2025**

*Early Years*

To mitigate this development a new early years classes will be required. The details of this project are not yet committed and therefore in accordance with Department for Education guidance it is appropriate to secure contributions based on the DFE Scorecard costs, which for new early years places in Soham is £25,855 (4Q23) per place. The level of contribution will be based on the agreed development mix (once approved) based on the number of children at the development considering 30-hour and 15-hour entitlements.

<b>Table 5: Development Contributions for Early Years Per Dwelling</b>								
<b>Developments in East Cambridgeshire, Fenland, Huntingdonshire and South Cambridgeshire</b>								
Contribution per dwelling	Market and Intermediate				Affordable Rent			
	1	2	3	4+	1	2	3	4+
Early Years	0	931	1,862	3,258	0	3,723	5,585	6,515

*Primary Education*

To mitigate this development new primary school places are proposed. The details of this project are not committed and therefore in accordance with Department for Education guidance it is appropriate to secure contributions based on the DFE Scorecard costs, which for new primary school places in Soham is £25,855 (1Q24) per place. The development would need to make, as a primary education contribution, a proportion of the expansion cost – see Table 8 below.

Table 8: Primary School Contributions Per Dwelling.								
Developments in East Cambridgeshire, Fenland, Huntingdonshire and South Cambridgeshire								
Contribution per dwelling	Market and Intermediate				Affordable Rent			
	1	2	3	4+	1	2	3	4+
Primary	0	3,878	5,171	11,635	0	15,513	20,684	31,026

### Secondary

It is necessary to seek proportionate contributions to mitigate this development – see Table 11 below, based on an expanding Soham Village college at a cost per place of £29,786 (DfE Scorecard cost).

Table 11: Secondary Contributions Per dwelling.								
Developments in East Cambridgeshire, Fenland, Huntingdonshire and South Cambridgeshire								
Contribution per dwelling	Market and Intermediate				Affordable Rent			
	1	2	3	4+	1	2	3	4+
Secondary	0	1,489	4,468	8,936	0	4,468	17,872	26,807

### Libraries and Lifelong Learning

This development would need to contribute £14,632 (£59 per head of population x 248 new residents OR £138.66 per dwelling).

### NHS England (East of England Ambulance Service) - 5 December 2024

This development, should the application be successful, will affect Ely, Newmarket and Mildenhall Ambulance Stations, the Cambridge Hub which responds to emergency incidents to the development area as well as impact on the regional call centres.

A developer contribution will be required to mitigate the impacts of this proposal and is calculated at £30,940.

### NHS England (Cambridgeshire & Peterborough Integrated Care System) - 6 December 2024

This development is not of a size and nature that would attract a specific Section 106 planning obligation. The level of planned population growth in this area, including the Soham Eastern Gateway, means that the relocation of Staploe Medical Centre into a new build medical centre is proposed in order to increase the capacity and service provisions for the local community and meet the demand from the population growth. Therefore, a proportion of the required funding for the provision of increased capacity by way of a contribution to the development of the proposed new build medical centre for Staploe Medical Centre, servicing the residents of this development, would be sought from the CIL contributions collected by the District Council in relation to this planning application

### Natural England - 18 February 2025

The West Anglia Area Team have now reviewed the supplied 'Assessment of SSSIs' document, along with the 'Biodiversity Report 2020' found on the planning portal for application 24/01126/OUM.

Natural England accepts the 'Assessment of SSSIs' to be proportionate to this application and accepts its conclusions in relation to the additional Sites of Special Scientific Interest (SSSIs) not covered by the 'Biodiversity Report 2020' (Wicken Fen and Cam Washes).

We do, however, advise that you consult the Wildlife Trust in relation to nearby County Wildlife Sites (CWS), which are outside of Natural England's remit.

We also recommend that your authority re-evaluate the Accessible Natural Greenspace provision in the vicinity of Soham (discounting sensitive designated sites) and whether this is sufficient to meet the recreational needs of the current and potential new residents of the area, in light of Natural England's Green Infrastructure Standards (particularly appendix 2) published in 2023. You may find the Green Infrastructure Map useful, although its accuracy should not be relied upon.

This advice is particularly relevant given the proximity of Soham Wet Horse Fen SSSI, and the various County Wildlife Sites to Soham. These sensitive sites are designated for nature conservation, so should not be relied upon for daily recreation - alternative semi-natural greenspaces specifically designed for recreation (i.e. appropriate in extent and quality), should be provided. As avoidance is the first step of the mitigation hierarchy, we advocate addressing any Green Infrastructure deficits as early as possible, to reduce the risk of future issues.

We leave the decision on this matter to your authority and do not wish to be reconsulted.

12 September 2025 – No additional comments

**Lead Local Flood Authority - 12 December 2024**

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

**1. Lack of Evidence**

The surface water is proposed to discharge into an existing pond/ditches; however no evidence has been provided that prove the ditches themselves have an outfall.

04 September 2025: Our initial objection dated 10<sup>th</sup> October 2024 regarding the lack of outfall has not been addressed.

**CCC Growth & Development - No Comments Received**

5.2 A site notice was displayed near the site on 3<sup>rd</sup> December 2024.

5.3 Neighbours – 67 neighbouring properties were notified and the responses received are summarised below. Of these 7 objections have been received and received are summarised below. Following the second round of consultation, the 4 further objections were received. A full copy of the responses are available on the Council's website.

- More houses would be an eyesore and it is too many crammed on the site
- Concerns over drainage

- Overlooking
- Traffic concerns
- Green spaces would disappear
- Flooding
- Housing needs not being addressed – no provision for older or disabled people
- Plan indicates house will have upwards of 2.5 storeys
- Don't meet space standards
- Impact to wildlife and Great Crested Newts
- Water supply
- No mention of energy conservation
- Overshadowing
- Overbearing
- Loss of privacy
- Local infrastructure already under strain
- Pollution
- Noise
- Deterioration of the road surface
- Part of the site falls within a Conservation Area. Not seen any conservation area consent.
- No public notices near at-risk dwellings. Residents given fewer than 21 days to respond
- Mereside is not a suitable road for such a large development.
- Not enough infrastructure for such a large development.
- Houses would be built on a floodplain

- 5.4 Following the reconsultation which took place on 02 September 2025, 2 objections were received on the following basis:
- Already enough traffic alongside Mereside and too many cars already parked along this busy road. A speed restriction or on-way road on Mereside should be considered.
  - Drainage systems may not be able to cope. The houses will be built on a floodplain.
  - No further comments to previous, buildings are too high, roads are too narrow and open space is not sufficient.

## 6.0 **THE PLANNING POLICY CONTEXT**

### 6.1 **East Cambridgeshire Local Plan 2015 (as amended 2023) (ECLP)**

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

SOH 2: Housing-led/mixed use allocation, land off Station Road

HOU 1: Housing mix

HOU 2: Housing density

HOU 3: Affordable housing provision

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 11: Conservation Areas  
ENV 14: Sites of archaeological interest  
COM 1: Location of retail and town centre uses  
COM 5: Strategic green infrastructure  
COM 7: Transport impact  
COM 8: Parking provision

## **6.2 Soham and Barway Neighbourhood Plan 2024 (NP)**

SBNP1: Spatial Strategy  
SBNP2: Affordable Housing  
SBNP3: Allocation of Affordable Housing  
SBNP4: Housing Mix and Accessible Standards  
SBNP10: Health, Wellbeing and Health Impact Assessments  
SBNP12: Biodiversity and Wildlife Habitats  
SBNP13: Landscape Character  
SBNP15: Conservation Area  
SBNP17: High Quality Design  
SBNP18: Sustainable Building Fit for a Net Zero Carbon Future  
SBNP19: Renewable Energy  
SBNP20: Water Efficiency  
SBNP21: Flood Risk  
SBNP22: Road Safety and Parking  
SBNP25: Connectivity and Permeability

## **6.3 Supplementary Planning Documents**

Developer Contributions and Planning Obligations  
Design Guide  
Contaminated Land  
Flood and Water  
Natural Environment  
Climate Change  
Soham Conservation Area

## **6.4 National Planning Policy Framework (December 2024)**

2 Achieving sustainable development  
5 Delivering a sufficient supply of homes  
6 Building a strong, competitive economy  
8 Promoting healthy and safe communities  
9 Promoting sustainable transport  
11 Making effective use of land  
12 Achieving well-designed places  
14 Meeting the challenge of climate change, flooding and coastal change  
15 Conserving and enhancing the natural environment  
16 Conserving and enhancing the historic environment

## **6.5 Planning Practice Guidance National Design Guide (NDG)**

## **7 PLANNING MATERIAL CONSIDERATIONS AND COMMENTS**

7.1 The main planning considerations relevant to the determination of this application relate to:

- Principle of Development
- Market Housing Mix
- Affordable Housing
- Design, Character and Density
- Residential Amenity
- Highways, Access and Movement
- Historic Environment
- Biodiversity and Trees
- Flood Risk and Drainage
- Contamination
- Climate Change
- Infrastructure

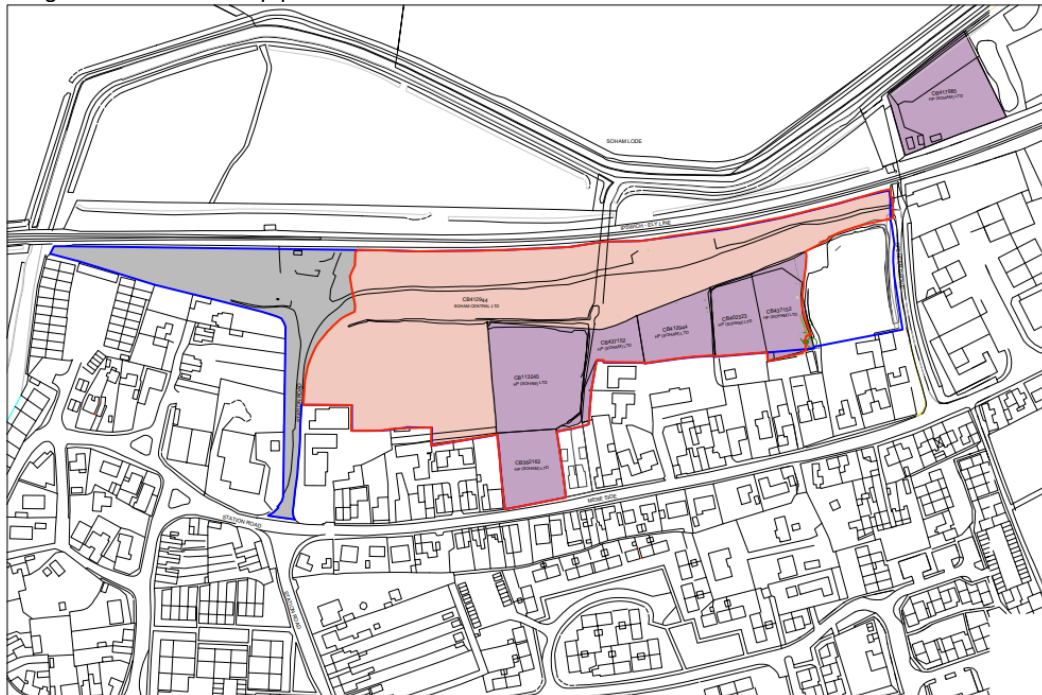
### **Principle of Development**

- 7.2 Policy GROWTH 2 of the East Cambridgeshire Local Plan 2015 provides the locational strategy for development within the district and provides a hierarchy for the location of housing development. That hierarchy seeks to focus the majority of development on the market towns of Ely, Soham and Littleport. It provides for more limited development within villages within a defined development envelope. The policy states that outside defined development envelopes, development will be strictly controlled to protect the countryside and the setting of settlements and will be restricted to the exceptions listed within the policy.
- 7.3 The application site is located wholly within the defined development envelope of Soham and is therefore considered compliant with the locational strategy set out within Policy GROWTH 2 of the East Cambridgeshire Local Plan 2015. In addition, the site is part of a wider Local Plan site allocation under Policy SOH 2 for a housing-led / mixed use scheme. Policy SBNP1 of the Neighbourhood Plan states that Soham will grow sustainably through the plan period in accordance with the housing and employment growth strategy identified in the East Cambridgeshire Local Plan and subject to being in accordance with the Soham Design Guidance and Codes 2022.
- 7.4 East Cambridgeshire currently has a demonstrable five-year housing land supply and delivery of homes on allocated sites remains essential to maintaining this position and ensuring that the borough continues to meet its housing targets in a sustainable and plan-led manner. This would weigh in favour of the scheme. Being allocated within the adopted Local Plan, the site would make a planning contribution to the overall housing stock and affordable housing of the borough.
- 7.5 Policy SOH 2 allocated 3.6 hectares of land for a housing-led / mixed use development for up to approximately 90 dwellings, a station building, parking and associated facilities (on about 0.6ha), and a minimum of 0.5ha of office / industrial

development. Whilst it does not include the allocation area in its entirety, the application site comprises a significant portion of the wider allocation (outlined in red on Image 1 below). The areas not within the allocation are as follows:

- Soham train station that was constructed under application reference 20/00561/P18 and opened in December 2021 (Area shaded in grey).
- A parcel of land outside of the applicant's ownership located to the North-West. This is subject to a current live application under reference number 23/00997/OUT seeking outline consent for 3 dwellinghouses (Uncoloured area outlined in blue).

Image 1: Land ownership plan



7.6 Consideration of the schemes compliance with Policy SOH 2 is set out below.

*Provide an attractive station square or potential setting to the station, which incorporates public open space, landscaping and appropriate orientation of buildings – and includes a mix of office/industrial and residential uses.*

7.7 The proposed Parameter Plan establishes a framework for a balanced mix of employment, civic and residential uses within the site. Although the detailed building orientation and layout would be determined at the reserved matters stage, the parameter plans set out the general land use zones and building height parameters necessary to deliver an attractive, legible setting to the station. It is considered the general arrangement of uses along Station Road has been designed to encourage active frontages and a strong pedestrian connection, supported by opportunities to create high-quality landscaping and areas of public open space. Together, these features will contribute to the creation of a distinctive and welcoming gateway to the site, in broad accordance with the allocation requirement.

7.8 The allocation also requires a mix of office/industrial uses. In line with this criteria, provision has been made for employment uses. Whilst the specific type and detailed

configuration of employment floorspace (amounting to 450 sqm) will be confirmed at a later stage, it is recognised that land under Network Rail ownership at the southern end of the allocation has been identified for office / industrial uses. Accordingly, the LPA considers complementary employment activities more compatible with residential uses at this site, such as small-scale shops, services and local businesses, could be more appropriate along Station Road. This would enhance street level activity, increase dwell times and provide natural surveillance, thereby contributing to the safety and vibrancy of the station environment. Policy SBNP 5 (Vibrant Town Centre) within the Soham and Barway NP also supports opportunities for retail, leisure, tourism, flexible employment hubs, cultural and green spaces within the Station Quarter (under Policy SOH2 of the LP) which would contribute positively to the town without undermining the function of the town centre.

- 7.9 The proposed mix of employment and civic uses within this outline application is expected to generate consistent daytime activity and attract local services, helping to establish a vibrant civic environment around the station. The inclusion of opportunities for public open space and key routes from the Station in and around the site within the parameter framework provides a clear opportunity to deliver an attractive setting and strong sense of arrival. Whilst precise details of building layout, orientation and design will be determined at the reserved matters stage, the submitted parameter plans demonstrate a robust structure capable of achieving the aims of Policy SOH 2 and delivering high-quality policy compliant station setting.

*Provide or identify sufficient safeguarded land for a station building and associated facilities, including drop-off/pick-up facilities for cars and buses, and cycle and car parking.*

- 7.10 The drop off and pick up facilities for cars, buses, cycles and car parking were approved within application reference 20/00561/P18.

*Have particular regard to the layout and the scale, height, design and massing of buildings, and landscaping, in order to minimise amenity impact on adjoining properties, and to provide an attractive setting to Soham.*

- 7.11 Matters relating to the scale, height, design and massing of buildings and landscaping will be addressed at the reserved matters stage. Indicative heights are set out in the Parameter Plan, which aligns with Local and Neighbourhood Plans and is discussed further in the 'Visual Amenity' section of this report. Development of up to 3.5 storeys is proposed nearer to the railway, away from existing residential dwellings, reducing to a maximum height of 2.5 storeys adjacent to existing development on Mereside. Buildings along the Station Road frontage will be limited to no more than 2 storeys to respect the privacy and outlook of nearby properties, including the care home.

- 7.12 Areas of open space and landscaping have been strategically located around key entrances / exits to create an attractive setting for Soham. The proposed extent of open space indicates broad compliance with the Council's standards, although precise requirements will be confirmed once the development quantum is finalised. Careful consideration will be given to the massing, design and scale of buildings, particularly in relation to existing dwellings on Mereside. In addition, long and short views to and from the site will be assessed within a Landscape Visual Impact



Assessment (LVIA) to ensure that proposed building heights are acceptable particularly in view of the change in topography across the site.

- 7.13 It is considered that the proposed distribution of height, land uses and landscaping meets the requirements of the outline consent and achieve an appropriate balance between development and visual amenity.

*Demonstrate through a Transport Assessment that safe vehicular (car and bus), pedestrian and cycle access can be provided into and within the site.*

- 7.14 The application has been submitted with a Transport Assessment that has been reviewed by the Highways Authority. The contents and conclusions of this are discussed in the relevant sections.

*Provide a pedestrian and cycle link to the town centre, via the current station approach road – and a pedestrian and cycle link onto Spencer Drove.*

- 7.15 It is not considered reasonable to request the pedestrian and cycle link to connect the train station to the town centre, given the train station has already been brought forward. However, a pedestrian and cycle link are shown to connect the station with Spencer Drove. This is envisaged to be car-free to prioritise pedestrian and cycle routes through the site and such design elements should be taken into account at reserved matters stage.

- 7.16 Under application 20/00561/P18 a footbridge was approved and constructed to provide access to the West, this had the effect of closing the Spencer Drove level crossing. This broadly accords with the requirements of the allocation policy and does not form part of this applications proposal.

*Provide good pedestrian and cycle links across the site, between the housing, station and commercial uses.*

- 7.17 The area which forms part of the allocation under consideration allows for a route through the site which prioritises pedestrians and cycles from the station, which runs between commercial uses proposed at the station frontage and between proposed housing either side of this through route.

*Provide a new pedestrian link to the farmland to the west, via a new bridge which serves the railway platforms (and at the same time, effect the closure of the existing crossing point at the southern end of the site).*

- 7.18 Not applicable to the current site / application.

- 7.19 The remaining considerations including highways, noise and vibration, flood risk, affordable housing and type and mix of dwellings will be assessed in the relevant sections below, noting that the allocation policy calls for consideration to all these aspects.

## Market Housing Mix

7.20 Policy HOU 1 of the Local Plan requires housing developments of 10 or more dwellings to provide an appropriate mix of dwelling types and sizes that contribute to current and future housing needs. Point 13 within Policy SOH 2 requires the site to: *Provide a mix of dwelling types and sizes to reflect current evidence of need within Soham.*

7.21 Policy SBNP4 of the Soham and Barway Neighbourhood Plan (SBNP) states that Housing development should contribute to meeting the existing and future needs of the parish. A mix in the size and tenure of housing will be required taking into account the needs of young people looking for smaller homes, growing families as well as the needs of older residents as set out in the Five Year Land Supply Report (published 23 December 2024). The policy goes on to state that in order to meet the specific needs of the Neighbourhood Area, the housing mix of sites should be provided at the following rates unless otherwise identified in an up to date Housing Needs Assessment or Housing Needs Survey:

	<b>1 bed</b>	<b>2 bed</b>	<b>3 bed</b>	<b>4+ bed</b>
<b>Market</b>	10%	25%	40%	25%
<b>Affordable Housing</b>	15%	40%	25%	20%

7.22 Based on the indicative accommodation schedule the applicant sets out the market housing mix across the whole site would be as follows:

	<b>1 Bed</b>	<b>2 bed</b>	<b>3 bed</b>	<b>4+ bed</b>
<b>Market</b>	10%	25%	40%	25%

7.23 The proposed market housing mix is weighted predominantly at 3-bedroom properties which makes up 40% of the mix, followed by 2 and 4+-bedroom properties which makes up 25% of the mix respectively. The mix is exactly in line with the Neighbourhood Plan requirements. Policy HOU 1 of the Local Plan suggests that there is a need for more 2 and 3 bed dwellings which this proposed development would provide, therefore the mix is considered acceptable.

## Affordable Housing

7.24 Policy HOU 3 of the Local Plan 2015 sets out that all new open market housing developments which incorporate more than 10 dwellings will be required to make appropriate provision for an element of affordable housing. A minimum of 30% of the total number of dwellings to be provided will be sought in the north of the district unless it can be demonstrated by the applicant via a financial viability assessment that this would not be viable. This amount is also supported by the allocation requirement under Policy SOH 2. Policy HOU 3 explains that Soham, for the purpose of the policy, is within the north. The Council in its own Viability Assessment Information Report (v2) April 2019 concluded on a strategic basis that sites in Soham would be unlikely to be viable while providing more than 20% affordable housing.

- 7.25 Policy SBNP2 of the NP states that all new open market housing developments which incorporate more than 10 or more dwellings will be required to make provision for 30% affordable housing unless otherwise demonstrated, by a site-specific financial viability appraisal, that such provision would make the development unviable. This policy seeks a tenure mix of 25% First Homes (40% discount), 10% Shared Ownership, and 65% Affordable/Social Rent.
- 7.26 The current application proposes **20% on-site affordable housing**, equivalent to 18 units, which falls below the 30% policy requirement but aligns with the conclusions of both the applicant's and the Council's viability consultants. The applicant's FVA (DJC Housing Consultants) assessed the scheme based on 91 dwellings and indicated a deficit of £5,092,206, suggesting no affordable housing could be supported. The Council's review (ET Planning) disagreed, identifying a surplus of £862,280 after accounting for reasonable land, development, and profit assumptions.
- 7.27 Following this review, the applicant offered 20% affordable housing, consistent with the findings of the 2019 District Viability Report submitted under the previously refused application (reference: 20/01174/FUM). While below the policy target, this level is considered reasonable subject to securing an early and late-stage viability review through a Section 106 Agreement to allow future reassessment should viability improve.
- 7.28 Of the proposed 18 affordable units, the applicant has indicated a mix of 1–4 bedroom dwellings (15% 1-bed, 40% 2-bed, 25% 3-bed, and 20% 4-bed) with a tenure split of approximately **65% affordable rent and 35% shared ownership**. The Council's Housing Officer considers the proposed mix and tenure broadly acceptable, subject to final negotiation through the Section 106 Agreement.
- 7.29 Although Policy SBNP2 refers to the provision of First Homes, the December 2024 update to the National Planning Policy Framework removed this requirement. The substitution of additional shared ownership units in place of First Homes is therefore considered policy compliant.
- 7.30 A local connection cascade mechanism will also be secured via the Section 106 Agreement in accordance with Policy SBNP3, giving priority to those with connections to Soham and Barway, then surrounding parishes, and finally the wider district.
- 7.31 While the proposal does not achieve full policy compliance, it has been demonstrated that the level of affordable housing proposed is justified by viability evidence. Subject to securing the Section 106 obligations outlined above, the proposal is considered to comply with Policies HOU 3 and SOH 2 of the Local Plan and Policies SBNP2, SBNP3 and SBNP4 of the Soham & Barway Neighbourhood Plan.

### *Fire Safety*

The Fire Service requests that adequate provision of fire hydrants be made for the development either by way of a s106 agreement or planning condition. Were permission being granted such provision would be secured by an appropriately

worded planning condition requiring the developer to submit details of fire hydrant location and connection.

### **Design, Character and Density**

- 7.32 Policies ENV 1 and ENV 2 of the East Cambridgeshire Local Plan 2015 (as amended 2023) require new development to complement the existing built form and relate sympathetically to its surroundings in terms of location, layout, scale, massing, materials, and colour. Proposals must respond positively to local context and architectural traditions, enhance the character and quality of the area, and contribute to the public realm. Policy SOH 2 further requires development of this allocated site to pay particular regard to design, layout, height, and landscaping to minimise impacts on neighbouring amenity and provide an attractive setting for Soham and the station. These objectives accord with Chapter 12 of the NPPF, which seeks high-quality, visually attractive, and locally responsive design.
- 7.33 The application site is allocated under Policy SOH 2 for around 90 dwellings, and residential development here is therefore planned and supported in principle, subject to detailed design and layout. Although this application is in outline form, with only access for consideration, the potential visual and landscape impacts of up to 99 dwellings must still be assessed. While no new Landscape and Visual Appraisal (LVA) has been provided, the conclusions, to some extent, from the previous 91-dwelling scheme remain relevant.
- 7.34 That LVA identified the site as part of an urban fringe landscape, influenced by adjacent industrial development to the north and west. It found that redevelopment could enhance the town's edge, provide a landscaped buffer between the railway line and nearby properties, and contribute to the regeneration of this part of Soham, consistent with the Local Plan's allocation aims. Although introducing new built form will inevitably change the site's character, the inclusion of open space, green corridors, and landscaping will soften views and assist with integration into the surrounding urban form. Given its well-contained boundaries and separation from the open fenland by the railway line, the site is not considered to harm the wider countryside setting. Appropriate green buffer would be essential to providing both a functional and visual divide between the development, railway and wider fenland. Accordingly, it is considered development of this site, subject to final design quality to be secured at Reserved Matters stage would be acceptable.
- 7.35 Policy HOU 2 requires housing density to reflect site context and constraints while optimising land use and maintaining amenity. The site's form, gas main easement, acoustic exclusion zone adjacent to the railway, and a small area of Flood Zone 3 have informed the submitted Parameter Plan. These constraints are appropriately acknowledged and will guide the detailed design.
- 7.36 The Parameter Plan demonstrates how the quantum of up to 99 dwellings could be accommodated with a logical height distribution. Taller elements (up to 3.5 storeys) are positioned near the railway, stepping down to 2–2.5 storeys towards existing dwellings. While this slightly exceeds the Neighbourhood Plan's height limit of 2.5 storeys, the approach reflects national policy objectives to optimise site potential, and the step-down arrangement helps to reduce visual impact. Additionally, the supporting text for policy SBNP17 (high quality design) allows for higher residential

development where they are located at key locations and where it would not dominate the landscape and respect the character. This will be subject to further review through a Landscape and Visual Impact Assessment at Reserved Matters stage.

- 7.37 The indicative layout also identifies open space and green infrastructure, with potential for a key pedestrian/cycle corridor along the gas main easement, incorporating SUDs and amenity space. The quantum of open space, including children's play provision, will need to be demonstrated at the detailed design stage to meet SPD standards.
- 7.38 At Reserved Matters stage, particular attention should be given to:
- Appropriate green buffer between the railway and development;
  - Delivering generous civic and amenity space fronting Station Road;
  - Providing attractive, well-defined gateways from Station Road, Spencer Drove, Mereside and Soham Station;
  - Incorporation of appropriate sustainable urban drainage
  - Ensuring a safe and legible pedestrian/cycle network integrated with public realm and appropriate amount of open space as required by Developers Contribution SPD;
  - Implementing height distribution as indicated in the Parameter Plan, subject to visual review.
- 7.39 Secure by design officers have requested the developer engage with them at the design development stage to ensure appropriate crime prevention measures are designed into the scheme. Furthermore, Network Rail has requested that appropriate upgrades to their boundary fence to be undertaken to be maintained in perpetuity as a result of increase risk of trespass resulting from the development. Whilst it is not considered appropriate for the developer to take full responsibility for the boundary fencing it is considered necessary for the developer to contribute towards mitigation including providing and maintaining the boundary fencing. This will be secured by way of Grampian style condition.
- 7.40 The Local Planning Authority acknowledges the concerns raised regarding the scale of development and the amount of open space proposed. However, evidence demonstrates that through appropriate height distribution and site layout, up to 99 dwellings can be accommodated while maintaining suitable open space and landscape provision. This approach is considered to address the site's constraints and has been accepted in principle by the LPA.
- 7.41 The site is allocated for housing under Policy SOH 2 and is therefore supported in principle. Although some buildings may exceed the Neighbourhood Plan height limit, this is balanced by the site's containment and the efficient use of land. Subject to the detailed design, landscaping, and open space being secured through the reserved matters process. Subject to appropriate measures to be secured by condition and legal agreement, as outlined above, the proposal is considered acceptable and compliant with Policies HOU 2, ENV 1, ENV 2, SOH 2 and the NPPF.

## **Residential Amenity**

- 7.42 Policy SOH 2 requires the proposal to demonstrate that vibration and noise pollution from the adjacent railway line can be adequately mitigated. The policy also requires the proposal to have regard to the layout and the scale, height, design and massing of buildings, and landscaping, in order to minimise amenity impact on adjoining properties, and to provide an attractive setting to Soham. Furthermore, Policy SVNP17 seeks to ensure adequate amenity space provision for future occupiers of new residential development.
- 7.43 Policy ENV2 of the Local Plan seeks to protect the residential amenity which would be enjoyed by both future occupiers of the development and occupiers of existing properties close to the site. There are a number of residential properties within close proximity fronting Mereside. It should also be borne in mind that part of the site has in the past been used for light industrial use. LP Policy ENV 9 seeks to protect residential occupiers from noise, smell, vibration and other forms of pollution.

### *Existing Occupiers*

- 7.44 The introduction of residential development on this largely open site will alter the outlook of neighbouring residents and result in some increase in activity and traffic. Nearby properties include The Brambles care home (104 Station Road) and Nos. 13–25 Mereside (Nos. 19, 21 and 25 located either side of the proposed access). However, given the site's allocation for housing, any impact is not considered so significant as to warrant refusal, subject to appropriate design at the reserved matters stage.
- 7.45 Concerns regarding overlooking, privacy, and noise can be addressed through suitable separation distances, building heights, and plot orientation in accordance with the Design Guide. Construction impacts can be controlled through conditions limiting working hours and requiring a Construction Environmental Management Plan (CEMP).
- 7.46 While additional traffic on Mereside is expected, it is not considered excessive or out of keeping with the area, particularly given the proximity of the recently reopened railway station. As such, noise and disturbance impacts on existing residents are not considered significant.
- 7.47 A Noise Impact Assessment (NIA) has been submitted, based on the now superseded layout albeit the baseline environment remains representative of current conditions. The Environmental Health Officer (EHO) has reviewed the NIA and raises no objection, noting that freight train movements have reduced since the earlier survey according to the current timetable.
- 7.48 The EHO advises that development on the site remains acceptable in principle, provided careful layout design is adopted. The NIA proposes mitigation through closed windows and mechanical ventilation, which aligns with national guidance; however, the LPA's preference is for natural ventilation where possible. Where possible, a 20m Acoustic and Vibration Exclusion Zone adjacent to the railway should be maintained, and no dwellings should be located within this area at reserved matters stage. However, it is understood that where distances are less

appropriate noise and vibration mitigation such as noise insulation and barriers, should be provided.

#### *Commercial / Employment use*

- 7.49 For any future mixed-use element, the EHO recommends conditions restricting the type of commercial uses, hours of operation, external lighting, mechanical plant, and delivery times to protect residential amenity. Noise from any pumping station should also be assessed and mitigated.
- 7.50 As the application is in outline form, the submitted Parameter Plan is indicative. It is considered that a suitable layout could be achieved which mitigates identified noise sources and provides acceptable internal noise levels with partially open windows, as the Council does not generally support reliance solely on mechanical ventilation.

#### *Future Occupiers*

- 7.51 It is considered that future occupiers of the site would have a good standard of amenity in terms of the site's position in relation to the services and facilities available within Soham. However, internal quality of accommodation and garden sizes should be dictated by national and local standards to ensure all properties are high-quality. Furthermore, under Policy Growth 3 together with the Council's Developer Contributions SPD requires that development make provision of open space and play areas. In the first instance this should be made on site. An Open Space Assessment would be required to ensure compliance with the Council's Open Space standards. A condition to this effect is considered necessary to ensure the delivery of high quality inclusive open space.
- 7.52 While the details of this application (appearance, layout, scale and landscaping) would be considered at a reserved matters stage, it is considered that an appropriately designed scheme could be brought forward which prevents detrimental impacts to the amenity of neighbouring occupiers and ensures high standards of amenity for future occupiers, in accordance with policies ENV2 and SOH 2 of the Local Plan and the NPPF.

#### **Highways, Access and Movement**

- 7.53 Policy ENV 2 of the East Cambridgeshire Local Plan (2015) requires development proposals to incorporate the highway and access principles set out in Policy COM 7, ensuring safe and convenient access for all users, minimising conflict between vehicles, pedestrians, and cyclists, and providing permeability to walking and cycling routes while protecting public rights of way. Policy COM 8 seeks adequate parking provision, while paragraph 115 of the NPPF requires "safe and suitable access for all users." Paragraph 109 further encourages opportunities to promote walking, cycling, and public transport use, and to focus significant development in sustainable locations offering genuine transport choices. Paragraph 116 of the NPPF states that development should only be refused on highway grounds where there would be an *unacceptable impact on highway safety* or where the *residual cumulative impacts* on the network would be severe.

- 7.54 Following consultation with the County Highways Authority, a revised Transport Statement (Rev C, September 2024) was submitted to address earlier comments.

#### *Proposed Access*

- 7.55 Vehicular access would be taken from the west side of Mereside via an existing access serving two industrial units. This would be upgraded to serve the development, consistent with the previously approved access under permission 16/01804/FUM. The proposed junction provides a 5.5m carriageway width with 6m kerb radii, 2m footways on both sides, and visibility splays of 43m set back 2.4m, in accordance with *Manual for Streets* guidance. The County Highways Authority notes some inaccuracies in the submitted visibility splay drawings but is satisfied that these can be corrected by condition requiring updated details.
- 7.56 The proposed access can accommodate refuse and service vehicles, and the indicative layout on drawing 241857/TS/01 within Appendix B of the Transport Statement, shows 5.5m-wide internal roads with 2m footways, turning heads, and emergency access points. The Highways Authority raises no objection, subject to conditions requiring adequate drainage to prevent surface water run-off and a sealed surface for the first 5m from the carriageway edge.

#### *Pedestrian and Cycle Connectivity*

- 7.57 Policy SOH 2 requires pedestrian and cycle links towards Spencer Drove and Station Road. The proposal includes such connections, supported by the County Highways Authority, provided footways are at least 2m wide.
- 7.58 Existing footways run along both sides of Mereside, with an uncontrolled pedestrian crossing located approximately 140m south of the site. From here, pedestrians can access the town centre via Station Road or Mereside, connecting through West Drive or Gardeners Lane. Given the anticipated increase in pedestrian activity, improvements such as tactile paving and dropped kerbs at the West Drive/Station Road and Gardeners Lane/Clay Street junctions will be secured via a Section 278 Agreement. A welcome pack promoting sustainable travel, including walking, cycling, and bus information (with free bus travel for residents), will be secured by condition.
- 7.59 Both the aforementioned junctions currently have uncontrolled drop kerb crossings and non-tactile paving. It is therefore considered that with the increase in footfall pedestrian infrastructure should be improved and therefore it would be necessary for ground pram crossings and tactile paving at the junction of West Drive / Station Road and Gardeners Lane with Clay Street should be secured by way of agreement under a Section 278. The developer has agreed to this provision. Furthermore, a welcome pack for all new residents detailing local walking and cycling routes, non-motorised user infrastructure and bus information which includes free bus travel for each residential unit. This will be secured by condition.

#### *Trip Generation & Transport Assessment*

- 7.60 Trip generation has been calculated using the TRICS database, which is an accepted methodology.



- 7.61 The County Highways Authority notes that the assessment used urban sites rather than small-town comparators, and that it measures total vehicle movements rather than total person movements as required by local guidance. However, this is not expected to materially alter the outcome. A full person-based assessment, disaggregated by mode, should be undertaken at the reserved matters stage once the final development quantum is confirmed, to align with national and local transport policy.
- 7.62 Existing trip rates assume full occupation of the current light industrial uses. The proposed development (99 dwellings and 450 sqm of Class E commercial space) includes these baseline and committed development trips within its assessment.

#### Committed Development and Modelling

- 7.63 The Transport Statement reviewed 14 permitted and 10 allocated sites within Soham, Isleham, and Fordham. None, aside from this site and Broad Piece, are expected to significantly increase traffic along Mereside.
- 7.64 The County Highways Authority raised concerns over missing or unclear data within the Transport Statement, including growth rate assumptions, visibility splay measurements, and junction modelling inputs. It is noted that 2030 (anticipated year of full occupation) was not modelled, contrary to the Cambridgeshire Transport Assessment Requirements, though 2035 results indicate no capacity issues.
- 7.65 While the Transport Statement contains several technical errors, the available data suggests that the development would not have a severe impact on the local highway network, and that the Mereside/Station Road junction would continue to operate within capacity.
- 7.66 Necessary off-site improvements, mitigation, and monitoring will be secured through planning conditions and a Section 106 agreement. Subject to these, the proposal is considered to comply with Policies ENV 2, COM 7, and COM 8 of the Local Plan.

#### *Parking Provision*

- 7.67 Policy COM 8 requires adequate car and cycle parking. The Council's standards seek two spaces per dwelling and one visitor space per four units. Given the site's sustainable location within 100m of Soham Station, slightly reduced parking levels may be appropriate, particularly for flats, to promote pedestrian-friendly streets in line with NPPF principles.
- 7.68 At this stage, the Local and County Highways Authority raises no objection to the proposal, subject to conditions and the Section 106 agreement securing the agreed highway works and sustainable travel measures. A condition will also ensure adequate provision for refuse and servicing at the reserved matters stage. On this basis, the proposal is considered to meet the requirements of Policies SOH 2, COM 7, and COM 8 of the Local Plan and the NPPF.

## **Historic Environment**

- 7.69 The southern portion of the site lies within the designated Soham Conservation Area. Under Section 72(1) of the *Planning (Listed Buildings and Conservation Areas) Act 1990*, special regard must be given to the desirability of preserving or enhancing the area's character and appearance.
- 7.70 The Soham Conservation Area SPD describes the settlement as a linear village that has expanded east and west towards the railway line at Mereside. The site sits within this established pattern of development, and its form and position are consistent with the existing urban grain. Redevelopment of this previously developed land would not appear unduly prominent and would integrate appropriately with the surrounding townscape.
- 7.71 The site currently contains redundant light industrial buildings with a mixed historic use. Its redevelopment offers an opportunity to enhance the setting of the conservation area through the removal of detracting structures and the delivery of a more cohesive design response. It was accepted under the previous application that redevelopment would create a stronger frontage within the conservation area without causing harm to its significance. The proposal is therefore considered to have a neutral impact and is acceptable in accordance with Policy ENV 11 of the Local Plan.

### *Archaeology*

- 7.72 Policy ENV 14 of the Local Plan requires development affecting sites of archaeological potential to protect, enhance, and where appropriate conserve heritage assets and their settings, supported by appropriate evaluation.
- 7.73 Cambridgeshire County Council's Archaeology Team advise that the site lies within an area of high archaeological potential on the western edge of the settlement. Previous investigations nearby have identified evidence of prehistoric, Iron Age, Saxo-Norman, and medieval occupation, as well as proximity to the Grade I listed Church of St Andrew, which may overlie an early Saxon burial ground.
- 7.74 Accordingly, the Historic Environment Team recommend that a programme of archaeological investigation be secured by condition to ensure appropriate recording and mitigation prior to development.

## **Biodiversity & Trees**

- 7.75 Policy ENV 7 of the East Cambridgeshire Local Plan (2015) recognises the importance of habitats such as trees, hedgerows, wetlands, and ponds in supporting biodiversity and ecological connectivity. Paragraphs 180 and 187 of the NPPF require development to minimise impacts on biodiversity, deliver measurable net gains, and contribute to resilient ecological networks. Policy NE6 of the Natural Environment SPD also requires applicants to provide clear evidence of how biodiversity impacts will be avoided, mitigated, and managed, supported by pre- and post-development biodiversity assessments.

### *Trees and Landscaping*

- 7.76 The proposal would involve the removal of several internal trees, with boundary trees largely retained. The Council's Tree Officer notes errors in the submitted arboricultural plans, which were based on a now superseded layout. As access is the only fixed element at this stage, detailed arboricultural information—including an updated Arboricultural Impact Assessment (AIA), Arboricultural Method Statement (AMS), and a comprehensive soft landscaping scheme—will be required by condition at the reserved matters stage.

*Ecology and Mitigation*

- 7.77 A Biodiversity Update Report (BSG Ecology, 2024) and updated BNG metric confirm that site conditions remain consistent with previous surveys. The Council's Senior Ecologist initially raised two concerns: potential recreational impacts on nearby designated sites (including Wicken Fen and Soham Wet Horse Fen SSSI) and potential effects on protected species.
- 7.78 Given the site's relatively high density and limited on-site greenspace, an increase in recreational pressure on nearby protected habitats is expected. To mitigate this, an off-site financial contribution towards improvements to natural greenspace in the Soham area—particularly the Soham Commons—will be secured through a Section 106 agreement in accordance with the Soham Commons Recreational Mitigation Scheme. This aligns with Natural England's advice which seeks to maintain the nearby Country Wildlife Sites and fen for daily recreation.
- 7.79 With regard to protected species, the site and surrounding area support habitats for bats, reptiles, and Great Crested Newts. To mitigate potential impacts, conditions will require:
- a Construction Environmental Management Plan (CEMP) for biodiversity,
  - a sensitive lighting strategy, and
  - a biodiversity enhancement scheme (e.g. bat/bird boxes, hedgehog highways, and habitat features).
- 7.80 The applicant has agreed to these measures, and the Council's Ecologist has withdrawn their objection. An informative will advise on the requirement for protected species licensing if necessary.

*Biodiversity Net Gain (BNG)*

- 7.81 Policy SBNP 12 of the Soham Neighbourhood Plan requires a minimum 20% biodiversity net gain (BNG), exceeding the 10% national requirement under the Environment Act 2021. The Senior Ecologist has confirmed the baseline habitat values as:
- Area habitats: **12.01 units**
  - Hedgerows: **0.18 units**
  - Watercourses: **0.62 units**
- 7.82 While the outline submission does not yet demonstrate how the full 20% BNG will be achieved, indicative figures suggest significant habitat gains are possible. The

applicant proposes to deliver at least 10% on-site and to secure the remaining requirement through the purchase of biodiversity units from a local habitat bank within the same National Character Area, which is considered appropriate and policy compliant.

- 7.83 To ensure delivery, a Section 106 agreement will secure on-site habitat creation, off-site unit purchases, and long-term management and monitoring for a minimum of 30 years, including an ECDC monitoring fee. The final Biodiversity Net Gain Plan and detailed habitat management strategy will be required prior to commencement, in accordance with Policy ENV 7 of the Local Plan, Policy SBNP 12 of the Soham Neighbourhood Plan, and Section 15 of the NPPF.

#### *Sites of Special Scientific Interest (SSSIs)*

- 7.84 Natural England identify this development site is within the zone of potential risk for publicly accessible Sites of Special Scientific Interest (SSSIs) sensitive to the effects of recreational pressure. Within this zone, proposals for any net increase in residential units may affect the notified features of the SSSI(s) through increased recreational pressure.
- 7.85 An assessment of SSSIs within 2-5km of the application site was submitted on 21 January 2025 and Cam Washes SSSI and Wicken Fen SSSI are located within 5km of the development proposals. However, it is noted the travel distances to these both are much more than the 5km distance. Parking for both the SSSI sites are located sufficiently away from the application site to ensure no harm would be cause to the SSSI as a result of the development. Natural England accepts the 'Assessment of SSSIs' to be proportionate to this application and accepts its conclusions in relation to the additional Sites of Special Scientific Interest (SSSIs) not covered by the 'Biodiversity Report 2020' (Wicken Fen and Cam Washes).

#### **Flood Risk & Drainage**

- 7.86 Policy ENV 8 of the East Cambridgeshire Local Plan (2015) requires all developments to contribute to an overall reduction in flood risk and to strictly apply the sequential and exception tests. Development should normally be located in Flood Zone 1 and will not be permitted where it would increase the risk of flooding on-site or elsewhere, compromise flood defences, or create unsafe access during flooding events. Policy SOH 2 of the allocation requires demonstration that the flood risk on the site can be adequately mitigated and adequate capacity in the sewage treatment works and the foul sewerage network exists.
- 7.87 The site falls within Flood Zones 1 and 3, varying across its extent, and forms part of the allocated residential site under Policy SOH2 of the Local Plan. As such, it has already satisfied the sequential test. The majority of built development is proposed within areas of lowest flood risk, with only limited pockets of Flood Zone 3 to be retained as open or landscaped areas.
- 7.88 An updated Flood Risk Assessment (FRA) and Drainage Strategy prepared by Lanmor Consulting supports the application following comments by the Lead Local Flood Authority (LLFA). Following review of the updated information the LLFA raise no objection in principle. The revised documents demonstrate that surface water from the proposed development can be managed through the use of attenuation,

restricting surface water discharge to 6.18 QBAR. Furthermore, the LLFA is supportive of the use of permeable paving as in addition to controlling the rate of surface water leaving the site it also provides water quality treatment which is of particular importance when discharging into a watercourse. Water quality has also been adequately addressed when assessed against the Simple Index Approach outlined in the CIRIA SuDS Manual.

7.89 The applicant has confirmed that existing on-site ditches connect to Soham Lode and will form part of an integrated Sustainable Drainage System (SuDS). The FRA confirms surface water runoff rates will be restricted to greenfield rates using appropriate flow control devices. Whilst the principles of the strategy are considered acceptable by the LLFA, it is currently based on a layout which is not considered to be acceptable by the LPA. Therefore, it will be necessary for this to be updated once at the reserved matters stage.

7.90 Consistent with the previously refused scheme, conditions are recommended to secure:

- a detailed surface water drainage design;
- construction-phase surface water management measures; and
- verification reports confirming completion in accordance with approved details.

These conditions will ensure the drainage system operates effectively and mitigates any increased flood risk.

7.91 The Environment Agency has confirmed that the small isolated area of Flood Zone 3 within the site is linked to an existing low-lying pond or ordinary watercourse and that flood extents are not expected to increase with climate change. No objection is raised in respect of main river flooding. Given that Soham lies within an area of serious water stress, water efficiency measures will be secured at reserved matters stage.

7.92 Anglian Water has confirmed that the development is within the Soham Water Recycling Centre catchment, which currently lacks capacity to accommodate additional foul flows. A condition will therefore require written confirmation from Anglian Water, prior to occupation, that capacity is available. However, the foul sewerage network has adequate capacity for the proposed flows, and surface water discharge via the SuDS system to Soham Lode is acceptable in principle, subject to a condition requiring an updated Drainage Strategy once the final layout and quantum of development are confirmed.

7.93 Subject to these conditions, it is considered that the proposal accords with Policy ENV 8 of the East Cambridgeshire Local Plan (2015), the Cambridgeshire Flood and Water SPD, and Chapter 14 of the NPPF. Flood risk and drainage matters can therefore be appropriately managed and do not present a reason for refusal.

### **Contamination**

7.94 The application includes the submission of a Phase 1 Geo-Environmental Desk Study dated August 2024 prepared by BRD Environmental. The Council's Scientific Officer has reviewed this report and accepts the findings and recommendations.

The report sets out that a Phase II investigation is carried out. The Council's Scientific Officer has requested that conditions are appended to any grant of permission in relation to contamination investigation, the submission of a remediation scheme, the implementation of any remediation, and the reporting of any unexpected contamination. This is considered to be appropriate and with the imposition of these conditions the proposal is considered to be compliant with policy ENV9 of the Local Plan 2015 which seeks to ensure that "development proposals should minimise, and where possible, reduce all emissions and other forms of pollution".

### **Climate Change**

- 7.95 Policy ENV4 of the East Cambridgeshire Local Plan (2015) seeks to achieve reduced or zero-carbon development. It requires schemes to first maximise energy efficiency and then incorporate renewable or low-carbon energy sources where practicable. For developments of five or more dwellings, the policy expects standards equivalent to Code for Sustainable Homes Level 4 (or its replacement).
- 7.96 Policies 18 and 20 of the Soham and Barway Neighbourhood Plan require new development to support the transition to a low-carbon future through energy-efficient design and reduced water consumption. Residential schemes should achieve a water efficiency rate of no more than 110 litres per person per day, and non-residential proposals should meet BREEAM 'Good' for water use where possible.
- 7.97 The Council's Climate Change SPD provides guidance on minimising energy demand, improving efficiency, incorporating renewable energy, and achieving high water efficiency standards.
- 7.98 The submitted Design and Access Statement confirms that the development will be designed to achieve at least a 35% reduction in regulated CO<sub>2</sub> emissions compared to 2013 Building Regulations, with energy efficiency measures and solar panels proposed to help meet this target. Dwellings will be designed to achieve a maximum internal water consumption of 105 litres per person per day, which exceeds the local policy standard. Given the area's identified water stress, it is recommended that a Water Consumption Strategy be secured by condition to ensure that the specified level can be met.
- 7.99 At this outline stage, it is considered that the proposal can deliver a sustainable and energy-efficient scheme consistent with Policy ENV4, the Climate Change SPD, and the Neighbourhood Plan. A condition will require submission of an Energy and Sustainability Strategy at the reserved matters stage, detailing the proposed energy efficiency and renewable energy measures.
- 7.100 **Infrastructure and Development Contributions**
- 7.101 Policy GROWTH 3 of the East Cambridgeshire Local Plan (2015) requires that new development is supported by appropriate physical, social and green infrastructure. Where this is not delivered through the Community Infrastructure Levy (CIL), developments must provide or contribute towards the infrastructure and community facilities made necessary by the scheme. Such measures are secured through planning conditions or Section 106 (S106) legal agreements.

- 7.102 Given the scale of development proposed, contributions are required towards education, libraries, sustainable drainage (SuDS), affordable housing, the NHS Ambulance Service, and ecological mitigation to offset recreational impacts on protected sites. These contributions meet the tests of the Community Infrastructure Levy Regulations 2010 (as amended): they are necessary, directly related to the development, and fairly and reasonably related in scale and kind.
- 7.103 With regard to affordable housing, the applicant has agreed to a local connection cascade within the S106 agreement, ensuring priority for households from Soham before widening to neighbouring parishes and the wider district. A tenure split of approximately 65% rented and 35% intermediate housing has been agreed in line with local housing need and Policy HOU4.
- 7.104 The applicant has agreed to the Council's proposed Heads of Terms. Subject to completion of the required S106 legal agreement, the development would comply with Policies GROWTH 3 and HOU4 of the Local Plan.
- 7.105 **Planning Balance**
- 7.106 Under Section 38(6) of the Planning and Compulsory Purchase Act 2004, applications must be determined in accordance with the development plan unless material considerations indicate otherwise.
- 7.107 The site lies within Soham's development envelope and is allocated under Policy SOH2 of the Local Plan. The proposal would deliver the regeneration of a brownfield site, contributing to identified local and district housing needs, including affordable housing (minimum 20% provision). While this falls short of the 30% target, it represents a meaningful contribution and will be secured via S106.
- 7.108 The scheme would deliver substantial social benefits through housing provision and affordable homes, alongside moderate economic benefits from construction and local spending. Environmental benefits include biodiversity net gain, open space improvements, and enhanced highway infrastructure. Contributions to education and health services will help mitigate local impacts.
- 7.109 It is considered that an appropriately designed scheme at reserved matters stage could deliver a high-quality residential environment that complements the character of the area, protects neighbour amenity, and achieves good standards of access, drainage, and sustainability. The proposal accords with the relevant policies of the Local Plan, including SOH2, HOU2, ENV1, ENV2, ENV8, COM7, and COM8, and with the NPPF.
- 7.110 On balance, the proposal is considered to comply with the development plan when read as a whole. The identified benefits outweigh any limited adverse impacts. The application is therefore recommended for approval, subject to the completion of a S106 legal agreement and the conditions set out below.

## **8 COST**

- 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:
- Allocated site (Policy SOH2) with the principle of development being accepted for housing / employment uses and the outline proposal broadly meets the requirements of the application.
  - This is an outline application with all matters reserved apart from access and the local highway authority has raised no objections on this basis.
  - The developer has agreed to the developer contributions sought including the minimum provision of 20% affordable housing.

### **Human Rights Act**

The development has been assessed against the provisions of the Human Rights Act 1998, and in particular Article 8 (right to respect for private and family life) and Article 1 of the First Protocol (protection of property). Under the Act, it is unlawful for a public authority, such as East Cambridgeshire District Council, to act in a manner that is incompatible with the European Convention on Human Rights. In arriving at this recommendation, due regard has been given to the applicant's reasonable development rights and expectations which have been balanced and weighed against the wider community interests, as expressed through third party interests / the Development Plan and Central Government Guidance. The Council is also permitted to control the use of property in accordance with the general interest and the recommendation set out below is considered to be a proportionate response to the submitted application based on the considerations set out in this report.

### **Equalities and Diversities**

In considering this planning application due regard has been had to the public sector equality duty (PSED) under Section 149 of the Equality Act 2010, which means that the Council must have due regard to the need (in discharging its functions) to put an end to unlawful behaviour that is banned by the Equality Act, including discrimination, harassment and victimisation and to advance equality of opportunity and foster good relations between people who have a protected characteristic and those who do not. Account has been taken of the PSED and



it is considered that the recommendation set out below would not undermine the objectives of the duty.

### **APPENDICES**

Appendix 1 – Recommended Conditions

Appendix 2 – Heads of terms

Appendix 3 - Plans

## Appendix 1 – Recommended Conditions

### Approved Plans

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

Plan Reference	Version no	Date received
200	P1	13 Nov 2025
120	P1	28 Aug 2025
Transport Statement	Rev C	12 Nov 2025

Reason: To define the scope and extent of this permission.

### Approval of reserved matters

- 2 Approval of the details of the layout, scale, landscaping and appearance (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 2 years of the date of this permission.

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

### Commercial / Employment Space

- 3 The reserved matters application shall be submitted with details of the commercial / employment uses amounting to 450sqm floorspace 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.

The requirements of Policy COM 1 of the East Cambridgeshire Local Plan 2015 (as amended) shall apply, particularly with regard to retail floorspace.

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

### Commencement of development

- 4 The development hereby permitted shall be commenced within 2 years of the date of the approval of the last of the reserved matters relating to that phase.

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

### Quantum

- 5 The total development hereby permitted within the site shall comprise not more than 99 dwellings.

Reason: To define the planning permission having regard to the proposal put forward and assessed by the Local Planning Authority for a maximum of 99 dwellings

### Noise Impact Assessment

- 6 The reserved matters application shall be submitted with an updated Noise Impact Assessment which shall also include details of the foul pumping station

Reason: To safeguard the residential amenity of the neighbouring occupiers, in accordance with policy ENV 2 of the East Cambridgeshire Local Plan 2015.

### Arboricultural Impact / Method Statement

- 7 No operations shall commence on site in connection with the development hereby approved (including demolition works, fires, soil moving, temporary access construction and / or widening or any operations involving the use of motorized vehicles or construction machinery) until a detailed Arboricultural Impact Assessment (AIA) as defined by British Standard BS: 5837 (2012) Trees in

relation to demolition, design and construction - Recommendations has been submitted and approved in writing by the Local Planning Authority. The (AIA) shall provide information to show how trees/hedging worthy of retention would be sustainable and justification and mitigation measures for any tree removal proposed. The AIA shall identify areas to be excluded from any form of development, specify protective fences for these exclusion areas and for individually retained trees, life expectancy of trees, recommendation for any remedial work, identify acceptable routes for all mains services in relation to tree root zones, identify acceptable locations for roads, paths, parking and other hard surfaces in relation to tree root zones, suggest location for site compound, office, parking and site access, identify location(s) for replacement planting and show existing and proposed levels. All works shall be carried out in accordance with the agreed AIA.

Reason: To ensure that the trees on site are adequately protected, to safeguard the character and appearance of the area, in accordance with policies ENV1 and ENV2 of the East Cambridgeshire Local Plan 2015.

#### Energy and Sustainability

- 8 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.

Reason: The application has been assessed as acceptable and complying with policy ENV4 of the East Cambridgeshire Local Plan 2015 on this basis.

#### Habitat Management and Monitoring Plan

- 9 Concurrently with the first submission of reserved matters a scheme of biodiversity protection, mitigation and enhancement, including a timeframe for implementation and a long-term (30 year) Habitat Management and Monitoring Plan (HMMP), informed by an updated ecological appraisal of the site which includes a monitoring schedule, shall be submitted to and approved in writing by the local planning authority. The biodiversity improvements shall be installed prior to the first occupation of the hereby approved development and thereafter maintained in perpetuity.

Reason: To protect and enhance species in accordance with policy ENV 7 of the East Cambridgeshire Local Plan 2015 (as amended 2023).

#### Biodiversity Net Gain Metric

- 10 Concurrently with the submission of reserved matters, an updated Biodiversity Net Gain (BNG) metric calculation tool assessment, reflecting the final site layout, landscaping and habitat creation proposals, shall be submitted and approved in writing by the Local Planning Authority. The updated assessment shall demonstrate that the development will achieve a minimum of 20% measurable net gain in biodiversity value compared with the pre-development baseline, in accordance with the Environment Act 2021 and associated guidance.

The development shall thereafter be carried out in accordance with the approved detail, and all approved biodiversity enhancements shall be delivered and maintained for a minimum period of 30 years from creation of the last habitat.

Reason: To protect and enhance species in accordance with policy ENV 7 of the East Cambridgeshire Local Plan 2015 (as amended 2023).

#### Site Levels

- 11 Concurrently with the first submission of reserved matters the following information shall have been submitted to and approved in writing by the local planning authority: i) a full site survey showing: the datum used to calibrate the site levels; levels along all site boundaries; levels across the site at regular intervals and floor levels of adjoining buildings; ii) full details of the proposed finished floor levels of all buildings and hard landscaped surfaces. The development shall be carried out in accordance with the approved details.

Reason: In the interests of visual amenity in accordance with policies ENV 1 and ENV 2 of the East Cambridgeshire Local Plan, 2015 (as amended 2023).

#### Tree Protection Measures

- 12 Prior to the commencement of the development hereby approved (including demolition and all preparatory work), a scheme for the protection of the retained trees, in accordance with British Standard BS: 5837 (2012) Trees in relation to demolition, design and construction - Recommendations, including a tree protection plan(s) (TPP) and an Arboricultural Method Statement (AMS) shall be submitted to and approved in writing by the Local Planning Authority. Specific issues to be dealt with in the TPP and AMS as relevant to the site:
- a) Location and installation of services/ utilities/ drainage.
  - b) Methods of any demolition within the root protection area (RPA as defined in BS 5837: 2012) of the retained trees.
  - c) Details of construction within the RPA or that may impact on the retained trees.
  - d) A full specification for the installation of boundary treatment works within or adjacent RPA's.
  - e) A full specification for the construction of any roads in relation to RPA's, parking areas and driveways, including details of the no-dig specification and extent of the areas of the roads, parking areas and driveways to be constructed using a no-dig specification.
  - f) Detailed levels and cross-sections to show that the raised levels of surfacing, where the installation of no-dig surfacing within Root Protection Areas is proposed, demonstrating that they can be accommodated where they meet with any adjacent building damp proof courses.
  - g) A specification for protective fencing to safeguard trees during both demolition and construction phases and a plan indicating the alignment of the protective fencing.
  - h) A specification for scaffolding and ground protection within tree protection zones.
  - i) Tree protection during construction indicated on a TPP and construction and construction activities clearly identified as prohibited in this area.
  - j) Details of site access, temporary parking, on site welfare facilities, loading, unloading and storage of equipment, materials, fuels and waste as well concrete mixing and use of fires.
  - k) Methodology and detailed assessment of any agreed root pruning.
  - l) Details of Arboricultural supervision and inspection by a suitably qualified tree specialist.
  - m) Details for reporting of inspection and supervision.
  - n) Methods to improve the rooting environment for retained and proposed trees and landscaping.
  - o) Veteran and ancient tree protection and management.

The development thereafter shall be implemented in strict accordance with the approved details.

Reason: To ensure that the trees on site are adequately protected, to safeguard the character and appearance of the area, in accordance with policies ENV1 and ENV2 of the East Cambridgeshire Local Plan 2015.

#### Soft landscaping

- 13 Prior to completion or first occupation of the development hereby approved, whichever is the sooner; details of treatment of all parts on the site not covered by buildings shall be submitted to and approved in writing by the Local Planning Authority. The site shall be landscaped strictly in accordance with the approved details in the first planting season after completion or first occupation of the development, whichever is the sooner. Details shall include:
- 1) A scaled plan showing existing vegetation, tree trunks & canopy details of trees retained & tree protection fences shall be identified on all plans, in accordance with BS 5837:2012, extracted from the Arboricultural Implications Assessment (AIA), to include all trees located within 10m of site boundaries.
  - 2) Location, type and materials to be used for hard landscaping including specifications, where applicable for:
    - a) permeable paving
    - b) tree pit design and construction details shall be provided, structural Cells shall be utilised as the preferred method of construction method of construction where appropriate.
    - c) underground modular systems
    - d) Sustainable urban drainage integration
    - e) any area usage within tree Root Protection Areas (RPAs);
  - 3) A schedule detailing sizes and numbers/densities of all proposed trees/plants;
  - 4) Specifications for operations associated with plant establishment to include a programme of the timing of the landscape work and maintenance shall be provided, having regard to the timing of the commencement of any part of the development hereby permitted.

5) Types and dimensions of all boundary treatments, there shall be no excavation or raising or lowering of levels within the prescribed root protection area of retained trees unless agreed in writing by the Local Planning Authority. Unless required by a separate landscape management condition, all soft landscaping shall have a written five year maintenance programme following planting. Any new tree(s) that die(s), are/is removed or become(s) severely damaged or diseased shall be replaced and any new planting (other than trees) which dies, is removed, becomes severely damaged or diseased within five years of planting shall be replaced in the first planting season. Unless further specific permission has been given by the Local Planning Authority, replacement planting shall be in accordance with the approved details.

6) A drainage & services overlay drawing shall be provided to show the interface of SUDS, manholes, attenuation and pipe routes in relation to soft landscape.

7) A programme for the timing of the landscape work shall be provided, having regard to the timing of the commencement of any part of the development hereby permitted.

8) Soft landscape works shall be audited at completion and verified against the approved soft landscape plans by a Landscape Architect, to ensure compliance with approved drawings. The Landscape Architect shall report all findings to the Local Planning Authority before sign off of Conditions and final planning approval.

Reason: To safeguard the character and appearance of the area, in accordance with policies ENV1 and ENV2 of the East Cambridgeshire Local Plan 2015.

#### Archaeology

- 14 No demolition/development shall commence until the applicant, or their agents or successors in title, has implemented a programme of archaeological work, commencing with the evaluation of the application area, that has been secured in accordance with a Written Scheme of Investigation (WSI) that has been submitted to and approved by the Local Planning Authority in writing. For land that is included within the WSI, no demolition/development shall take place other than under the provisions of the agreed WSI, which shall include:

- a) the statement of significance and research objectives;
- b) The programme and methodology of investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works;
- c) The timetable for the field investigation as part of the development programme;
- d) The programme and timetable for the analysis, publication & dissemination, and deposition of resulting material and digital archives.

Reason: In the interests of highway safety, in accordance with COM7 and COM8 of the East Cambridgeshire Local Plan 2015. The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted.

#### Contamination

- 15 No development shall take place unless otherwise agreed in writing by the Local Planning Authority until an investigation and risk assessment into the nature and extent of any contamination on the site, whether or not it originates on the site, has been undertaken.

(A) The investigation and risk assessment must be undertaken by competent persons, and a written report of the findings must be submitted to and approved in writing by the Local Planning Authority. This must be conducted in accordance with Land Contamination Risk Management, Environment Agency 2023. The report of the findings must include:

(i) A survey of the extent, scale and nature of any contamination.

(ii) An assessment of the potential risks to:

- Human health
- Property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes
- Adjoining land
- Groundwaters and surface waters
- Ecological systems
- Archaeological sites and ancient monuments

(iii) Where remediation is required, an appraisal of the remedial options, and proposal of the preferred option(s).

(B) Where remediation is required under A(iii), any proposed remediation works shall be carried

out in accordance with the approved details before any development takes place unless an alternative timescale is agreed in writing with the Local Planning Authority. Following completion of the measures identified in the approved remediation scheme, and prior to first occupation, a verification report must be prepared and approved in writing by the Local Planning Authority.

Reason: The application has been assessed as acceptable and complying with policy ENV4 of the East Cambridgeshire Local Plan 2015 on this basis.

Construction Environmental Management Plan

- 16 Prior to any work commencing on the site a Construction Environmental Management Plan (CEMP) shall be submitted to and agreed in writing with the Local Planning Authority regarding mitigation measures for noise, dust and lighting during the construction phase. These shall include but not be limited to, other aspects such as access points for deliveries and site vehicles, and proposed phasing/timescales of development etc. The CEMP shall be adhered to at all times during all phases.

Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy ENV 2 of the East Cambridgeshire Local Plan 2015.

Construction Environmental Management Plan - Biodiversity

- 17 No development shall take place (including demolition, ground works, vegetation clearance) until a construction environmental management plan (CEMP: Biodiversity) has been submitted to and approved in writing by the local planning authority.  
The CEMP (Biodiversity) shall include but not limited to the following;
- a) Risk assessment of potentially damaging construction activities, including lighting, noise and dust.
  - b) Identification of "biodiversity protection zones" during the phases of works.
  - c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
  - d) The location and timing of sensitive works to avoid harm to biodiversity features.
  - e) The times during construction when specialist ecologists need to be present on site to oversee works
  - f) Responsible persons and lines of communication.
  - g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
  - h) Use of protective fences, exclusion barriers and warning signs.
  - i) a schedule of supplementary surveys for protected/notable species, review of mitigation measures and protected species licencing procedure for the phase works.

The CEMP shall be adhered to at all times during all phases.

Reason: To protect and enhance species in accordance with policies ENV1, ENV2 and ENV7 of the East Cambridgeshire Local Plan 2015 and the Natural Environment SPD, 2020. The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted.

Ground Piling

- 18 In the event of the foundations from the proposed development requiring piling, prior to the commencement of any piling, a report/method statement shall be submitted to and approved in writing by the Local Planning Authority, detailing the type of piling and mitigation measure to be taken to protect local residents from noise and/or vibration. Noise and vibration control on the development shall be carried in accordance with the approved details.

Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy EN2 of the East Cambridgeshire Local Plan.

Surface Water Drainage

- 19 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 Flood Risk Assessment and Drainage Strategy prepared by Lanmor Consulting (ref: 241857/FRA/LB/KBL/01) dated September 2024 and shall also include:

- a) 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);
- b) Full detail on SuDS proposals (including location, type, size, depths, side slopes and cross sections);
- c) 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;
- d) Permissions to connect to a receiving watercourse or sewer;
- e) Measures taken to prevent pollution of the receiving groundwater and/or surface water.

Reason: To ensure that the proposed development can be adequately drained and to ensure that there is no increased flood risk on or off site resulting from the proposed development and to ensure that the principles of sustainable drainage can be incorporated into the development, noting that initial preparatory and/or construction works may compromise the ability to mitigate harmful impacts.

#### Surface water run-off

- 20 No development, including preparatory works, shall commence until details of measures indicating how additional surface water run-off from the site will be avoided during the construction works have been submitted to and approved in writing by the Local Planning Authority. The applicant may be required to provide collection, balancing and/or settlement systems for these flows. The approved measures and systems shall be brought into operation before any works to create buildings or hard surfaces commence.

Reason: To ensure surface water is managed appropriately during the construction phase of the development, so as not to increase the flood risk to adjacent land/properties or occupied properties within the development itself; recognising that initial works to prepare the site could bring about unacceptable impacts.

#### Visibility Splays

- 21 Prior to commencement of use visibility splays shall be provided each side of the vehicular access in full accordance with the details indicated on the submitted plan 241857/TS/01. The splays shall thereafter be maintained free from any obstruction exceeding 0.6m above the level of the adjacent highway carriageway.

Reason: In the interests of highway safety in accordance with policy COM7 of the East Cambridgeshire Local Plan 2015 (as amended 2023).

#### Phasing Plan

- 22 Prior to development commencing a Phasing Plan shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall be carried out in complete accordance with the approved Phasing Plan.

Reason: To ensure the efficient delivery of the approved development.

#### Waste Management Plan

- 23 Prior to the commencement of development, a Detailed Waste Management and Minimisation Plan (DWMMP) shall be submitted to and approved in writing by the local planning authority. The DWMMP shall include details of:
- a) Construction waste infrastructure including a construction material recycling facility to be in place during all phases of construction;
  - b) anticipated nature and volumes of waste and measures to ensure the maximisation of the reuse of waste;
  - c) measures and protocols to ensure effective segregation of waste at source including waste

- sorting, storage, recovery and recycling facilities to ensure the maximisation of waste materials both for use within and outside the site;
- d) measures to ensure best use is made of any mineral resource incidentally extracted;
  - e) any other steps to ensure the minimisation of waste during construction;
  - f) the location and timing of provision of facilities pursuant to criteria a/b/c/d;
  - g) proposed monitoring and timing of submission of monitoring reports;
  - h) the proposed timing of submission of a Waste Management Closure Report to demonstrate the effective implementation, management and monitoring of construction waste during the construction lifetime of the development;
  - i) a RECAP Waste Management Guide toolkit shall be completed, with supporting reference material; and
  - j) proposals for the management of municipal waste generated during the occupation phase of the development, to include the design and provision of permanent facilities e.g. internal and external segregation and storage of recyclables, non-recyclables and compostable material, access to storage and collection points by users and waste collection vehicles. The
  - k) Detailed Waste Management and Minimisation Plan shall be implemented in accordance with the agreed details.

Reason: In the interests of maximising waste re-use and recycling opportunities; and to comply with policy CS28 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (2011) and the Recycling in Cambridgeshire and Peterborough (RECAP) Waste Design Guide 2012; and to comply with the National Planning Policy for Waste October 2014, and ENV2 of the Local Plan 2015.

#### Verification of Surface water drainage system

- 24 Upon completion of the surface water drainage system, including any attenuation ponds and swales, and prior to their adoption by a statutory undertaker or management company; a survey and report from an independent surveyor shall be submitted to and approved in writing by the Local Planning Authority. The survey and report shall be carried out by an appropriately qualified Chartered Surveyor or Chartered Engineer and demonstrate that the surface water drainage system has been constructed in accordance with the details approved under the planning permission. Where necessary, details of corrective works to be carried out along with a timetable for their completion, shall be included for approval in writing by the Local Planning Authority. Any corrective works required shall be carried out in accordance with the approved timetable and subsequently re-surveyed by an independent surveyor, with their findings submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the effective operation of the surface water drainage scheme following construction of the development.

#### Water efficiency

- 25 The development hereby approved in relation to each building, plot or phase (whichever is relevant) shall not progress beyond damp proof course level until a Water Conservation strategy for the efficient use of mains water within the residential parts of the development, pursuant to a water consumption limit of 110 litres per person per day and which demonstrates a minimum water efficiency standard equivalent to BREAAAM very good for non-residential parts, unless demonstrated not practicable, has been submitted to, and agreed in writing by, the local planning authority. The development shall be carried out in accordance with the strategy so agreed and shall be retained as such thereafter.

REASON: To ensure that the development makes efficient use of mains water in line with Policy ENV4 and Building Regulations 2015.

#### Lighting Strategy

- 26 The development hereby approved shall not progress beyond completion of superstructure level until a detailed lighting strategy outlining the lighting of all external areas within the site, including:
- a) Locations, lighting design, lighting details, specification, elevations/drawings, light spillage and lighting/illumination levels.
  - b) Details of baffles, filters and other mitigation to be employed, taking account of the provision of locations of foraging and commuting bats in and surrounding the site, artificial shelters for birds, bats and invertebrates in suitable locations so as to avoid adverse impact on the habitat



provided for these species. Lighting shall be provided in accordance with the recommendations contained within the Preliminary Ecological Appraisal (By Greengate Dated September 2024) and Bat Emergence Survey (By Greengate Dated August 2024) hereby approved (or other such recommendations by a qualified professional and agreed in writing by the LPA).

- c) Evidence of ability to meet acceptable Secured by Design principles to the satisfaction of the LPA in discussion with the Metropolitan Police Secure by Design Officer. The details shall be submitted to the Local Planning Authority in writing to be agreed. The development shall be carried out in accordance with the details so agreed and shall be retained as such thereafter.

REASON: To ensure that the development incorporates lighting that contributes high standard of residential quality, contributes to Secured by Design Principles and does not have an adverse impact on ecology and species habitat.

#### Fire Hydrants

- 27 a) No above ground development should take place until a water scheme for the provision of fire hydrants 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 in agreement with the fire authority.
- b) 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.

No occupation of the development can occur prior to the installed fire hydrants being inspected and tested for operational use by the fire authority. Proposed water schemes should be submitted in pdf format. All required hydrants will be plotted.

Reason: To ensure proper infrastructure for the site in the interests of public safety in that adequate water supply is available for emergency use.

#### Foul Drainage

- 28 Prior to occupation written confirmation from Anglian Water must be submitted confirming the upgrades at Soham water recycling centre have been completed, and there is sufficient headroom to accommodate the foul flows from the development site.

Reason: To prevent possible deterioration to the receiving watercourse and pollution.

#### Vehicular Access

- 29 Before the dwellings hereby permitted are occupied, the vehicular access from the nearside footway edge shall be constructed to include the provision of a metalled/sealed surface for a minimum length of 5m from the existing carriageway edge.

Reason: To prevent loose material from being carried on the public carriageway in the interests of highway safety and to ensure a suitable and durable access is provided in accordance with Policies COM 7 and COM 8 of the East Cambridgeshire Local Plan 2015.

#### Pedestrian and Cycleway

- 30 Prior to first occupation of any residential or retail units, there shall be a 3m wide shared use path from the development onto Station Road directly by the train station, as Indicatively shown on drawing 241857/TS/01. Detail to be submitted to and approved in writing by the Local Highway Authority.

Reason: In the interests of pedestrian and cycle highway safety, in accordance with COM 7 and COM 8 of the East Cambridgeshire Local Plan 2015.

#### Travel Plan

- 31 Prior to first occupation of development, the developer shall be responsible for the provision and implementation of a Travel Plan to be agreed in writing with the Local Planning Authority. The Travel Plan shall include the provision of bus taster tickets and/or cycle discount vouchers, welcome pack detailing local walking and cycling routes, NMU infrastructure and bus information for each residential unit. The Travel Plan is to be monitored annually, with all measures reviewed to ensure targets are met.

Reason: In the interests of highway safety for future occupiers of the development, in accordance with COM 7 and COM 8 of the East Cambridgeshire Local Plan 2015.

Vehicle Turning

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

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

PD Restriction

- 33 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 reenacting that order) no gates, fences or walls shall be erected across the approved vehicular access, as shown on plan reference WRD-002-104.

Reason: In the interests of highway safety, in accordance with COM 7 and COM 8 of the East Cambridgeshire Local Plan 2015.

Construction and Delivery Times

- 34 Construction times and deliveries, with the exception of fit-out, shall be limited to the following hours:  
07:30 to 18:00 each day Monday-Friday  
07:30 to 13:00 Saturdays; and  
None on Sundays, Bank Holidays and Public Holidays.

Reason: To safeguard the residential amenity of neighbouring occupiers in accordance with policy ENV 2 of the East Cambridgeshire Local Plan.

- 35 Network Rail Boundary Fence Upgrade

No dwelling hereby approved shall be occupied until a scheme for the upgrading of the Network Rail boundary fencing adjacent to the site has been submitted to and approved in writing by the Local Planning Authority in consultation with Network. The approved fencing works shall be fully implemented in accordance with the approved details prior to the first occupation of any dwelling and shall thereafter be retained and maintained for the lifetime of the development.

Reason: In the interests of railway safety and to ensure that an appropriate secure boundary treatment is provided between the development and the operational railway to safeguard future residents and rail infrastructure.

- 36 Open Space Provision

Applications for the approval of Reserved Matters shall include a detailed Open Space Strategy for the layout, design, delivery and long-term management of all areas of public open space within the development. The strategy shall demonstrate that the total quantum of open space provided is no less than the amount required by the Developers Contributions SPD (as amended). The Strategy shall include details of the location, size, specification and accessibility of all open space, including any children's play areas, which shall provide for inclusive, high quality play opportunities. The development shall be carried out in accordance with the Open Space Strategy and thereafter retained and maintained in perpetuity, unless otherwise agreed in writing.

Reason: To ensure high quality amenity space for future occupiers of the development in line with Policy Growth 3 of the Local Plan.

**INFORMATIVES**

- 1 Informatives: Partial discharge of the archaeology condition can be applied for once the fieldwork at Part c) has been completed to enable the commencement of development. Part d) of the condition shall not be discharged until all elements have been fulfilled in accordance with the

programme set out in the WSI.

- 2 Works in the Public Highway 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.
- 3 The following British Standards should be referred to:
  - a) BS: 3882:2015 Specification for topsoil
  - b) BS: 3936-1:1992 Nursery Stock - Part 1: Specification for trees and shrubs
  - c) BS: 3998:2010 Tree work – Recommendations
  - d) BS: 4428:1989 Code of practice for general landscaping operations (excluding hard surfaces)
  - e) BS: 4043:1989 Recommendations for Transplanting root-balled trees
  - f) BS: 5837 (2012) Trees in relation to demolition, design and construction - Recommendations
  - g) BS: 7370-4:1993 Grounds maintenance part 4. Recommendations for maintenance of soft landscape (other than amenity turf).
  - h) BS: 8545:2014 Trees: from nursery to independence in the landscape – Recommendations
  - i) BS: 8601:2013 Specification for subsoil and requirements for use
- 4 The Environmental Permitting (England and Wales) Regulations 2016 require a permit or exemption to be obtained for any activities which will take place:
  - On or within 8 metres of a main river
  - On or within 8 metres of a flood defence structure or culverted main river
  - Involving quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert
  - In the floodplain of a main river if the activity could affect flood flow or storage and potential impacts are not controlled by a planning permissionFor further guidance please visit <https://www.gov.uk/guidance/flood-risk-activities> environmental-permits or contact our National Customer Contact Centre on 03708 506 506 (Monday to Friday, 8am to 6pm) or by emailing [enquiries@environment-agency.gov.uk](mailto:enquiries@environment-agency.gov.uk).
- 5 The developer is minded to ensure, no additional drainage is to be directed towards Network Rail's land, in terms of maximum flow rate. Note that Network Rail's land also includes the station approach road.
- 6 The public level crossing at Spencer Drove has been closed. However, there remains a private level crossing at this location which benefits land that is held as part of the development consortium's title (held by HP (Soham) Ltd.):

It is not believed that vehicular use is made of Spencer Drove level crossing and therefore it is requested that the developer agrees with Network Rail to release its rights in the level crossing so that the level crossing may be removed and the railway boundary secured to prevent trespass. Access to HP (Soham) Ltd.'s land to the west of the railway will remain available via the public footpath.
- 7 Notification of intention to connect to the public sewer under S106 of the Water Industry Act Approval and consent will be required by Anglian Water, under the Water Industry Act 1991. Contact Development Services Team 0345 606 6087 Option 2.
- 8 Protection of existing assets - If a public sewer is shown on record plans within the land identified for the proposed development. It is recommended that the applicant contacts Anglian Water Development Services Team for further advice on this matter. Building over existing public sewers will not be permitted (without agreement) from Anglian Water.
- 9 INFORMATIVE - Building near to a public sewer - No building will be permitted within the statutory easement width of 3 metres from the pipeline without agreement from Anglian Water. Please contact Development Services Team on 0345 606 6087 Option 2.
- 10 INFORMATIVE: The developer should note that the site drainage details submitted have not been

approved for the purposes of adoption. If the developer wishes to have the sewers included in a sewer adoption agreement with Anglian Water (under Sections 104 of the Water Industry Act 1991), they should contact our Development Services Team on 0345 606 6087 Option 2 at the earliest opportunity. Sewers intended for adoption should be designed and constructed in accordance with Sewers for Adoption guide for developers, as supplemented by Anglian Water's requirements.

- 11 Constructions or alterations within an ordinary watercourse (temporary or permanent) require consent from the Lead Local Flood Authority under the Land Drainage Act 1991. Ordinary watercourses include every river, drain, stream, ditch, dyke, sewer (other than public sewer) and passage through which water flows that do not form part of Main Rivers (Main Rivers are regulated by the Environment Agency). The applicant should refer to Cambridgeshire County Council's Culvert Policy for further guidance: <https://www.cambridgeshire.gov.uk/asset-library/Cambridgeshires-Culvert-Policy.pdf>. Please note the council does not regulate ordinary watercourses in Internal Drainage Board areas.
- 12 Appropriate signage should be used in multi-function open space areas that would normally be used for recreation but infrequently can flood during extreme events. The signage should clearly explain the use of such areas for flood control and recreation. It should be fully visible so that infrequent flood inundation does not cause alarm. Signage should not be used as a replacement for appropriate design.
- 13 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.
- 14 Prior to final handover of the development, the developer must ensure that appropriate remediation of all surface water drainage infrastructure has taken place, particularly where the permanent drainage infrastructure has been installed early in the construction phase. This may include but is not limited to jetting of all pipes, silt removal and reinstating bed levels. Developers should also ensure that watercourses have been appropriately maintained and remediated, with any obstructions to flows (such as debris, litter and fallen trees) removed, ensuring the condition of the watercourse is better than initially found. This is irrespective of the proposed method of surface water disposal, particularly if an ordinary watercourse is riparian owned.

## Appendix 2 – Heads of terms

Education	<p><b>Early Years</b></p> <p>To mitigate this development a new early years classes will be required. The details of this project are not yet committed and therefore in accordance with Department for Education guidance it is appropriate to secure contributions based on the DFE Scorecard costs, which for new early years places in Soham is £25,855 (4Q23) per place.</p> <p>The level of contribution will be based on the agreed development mix (once approved) based on the number of children at the development considering 30-hour and 15-hour entitlements. Table 5 sets out the contributions per dwelling:</p> <table><tr><th colspan="9">Table 5: Development Contributions for Early Years Per Dwelling</th></tr><tr><th colspan="9">Developments in East Cambridgeshire, Fenland, Huntingdonshire and South Cambridgeshire</th></tr><tr><th rowspan="2">Contribution per dwelling</th><th colspan="4">Market and Intermediate</th><th colspan="4">Affordable Rent</th></tr><tr><th>1</th><th>2</th><th>3</th><th>4+</th><th>1</th><th>2</th><th>3</th><th>4+</th></tr><tr><td>Early Years</td><td>0</td><td>931</td><td>1,862</td><td>3,258</td><td>0</td><td>3,723</td><td>5,585</td><td>6,515</td></tr></table> <p><b>Primary Education</b></p> <p>The development would need to make a contribution towards a proportion of expansion costs of existing primary facilities. The details of this project are not committed and therefore in accordance with Department for Education guidance it is appropriate to secure contributions based on the DFE Scorecard costs, which for new primary school places in Soham is £25,855 (1Q24) per place – see table 8 for contributions per dwelling.</p> <table><tr><th colspan="9">Table 8: Primary School Contributions Per Dwelling.</th></tr><tr><th colspan="9">Developments in East Cambridgeshire, Fenland, Huntingdonshire and South Cambridgeshire</th></tr><tr><th rowspan="2">Contribution per dwelling</th><th colspan="4">Market and Intermediate</th><th colspan="4">Affordable Rent</th></tr><tr><th>1</th><th>2</th><th>3</th><th>4+</th><th>1</th><th>2</th><th>3</th><th>4+</th></tr><tr><td>Primary</td><td>0</td><td>3,878</td><td>5,171</td><td>11,635</td><td>0</td><td>15,513</td><td>20,684</td><td>31,026</td></tr></table> <p><b>Secondary</b></p> <p>There are forecast to be 25 secondary-aged children generated by this development. It is necessary to seek proportionate contributions to mitigate this development based on an expanding Soham Village college at a cost per place of £29,786 (DfE Scorecard cost). Table 11 sets out contributions per dwelling.</p> <table><tr><th colspan="9">Table 11: Secondary Contributions Per dwelling.</th></tr><tr><th colspan="9">Developments in East Cambridgeshire, Fenland, Huntingdonshire and South Cambridgeshire</th></tr><tr><th rowspan="2">Contribution per dwelling</th><th colspan="4">Market and Intermediate</th><th colspan="4">Affordable Rent</th></tr><tr><th>1</th><th>2</th><th>3</th><th>4+</th><th>1</th><th>2</th><th>3</th><th>4+</th></tr><tr><td>Secondary</td><td>0</td><td>1,489</td><td>4,468</td><td>8,936</td><td>0</td><td>4,468</td><td>17,872</td><td>26,807</td></tr></table>	Table 5: Development Contributions for Early Years Per Dwelling									Developments in East Cambridgeshire, Fenland, Huntingdonshire and South Cambridgeshire									Contribution per dwelling	Market and Intermediate				Affordable Rent				1	2	3	4+	1	2	3	4+	Early Years	0	931	1,862	3,258	0	3,723	5,585	6,515	Table 8: Primary School Contributions Per Dwelling.									Developments in East Cambridgeshire, Fenland, Huntingdonshire and South Cambridgeshire									Contribution per dwelling	Market and Intermediate				Affordable Rent				1	2	3	4+	1	2	3	4+	Primary	0	3,878	5,171	11,635	0	15,513	20,684	31,026	Table 11: Secondary Contributions Per dwelling.									Developments in East Cambridgeshire, Fenland, Huntingdonshire and South Cambridgeshire									Contribution per dwelling	Market and Intermediate				Affordable Rent				1	2	3	4+	1	2	3	4+	Secondary	0	1,489	4,468	8,936	0	4,468	17,872	26,807
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Life long learning	£14,632 (£59 per head of population x 248 new residents or £138.66 per dwelling).																																																																																																																																				
NHS England Ambulance Services	£30,940																																																																																																																																				
Affordable Housing	20% Affordable Housing (65% affordable rent / 35% intermediate) including the following provisions:																																																																																																																																				

	<ol style="list-style-type: none"> <li>1. That the dwellings will be Affordable Housing in accordance with the definition contained in NPPF.</li> <li>2. That the dwellings will transfer to a provider of social housing approved by the Council, either a Private Registered Provider or an alternative affordable housing provider (including but not limited to a housing trust or company, a community land trust or an almshouses society).</li> <li>3. That the tenure of each dwelling will be Social Rent, Affordable Rent or Intermediate Housing and no subsequent alteration will be permitted without the Council's prior approval.</li> <li>4. That the Provider will not dispose of any dwelling by outright sale (except any sale to a tenant under statutory provisions)</li> <li>5. That occupation will in accordance with a nomination agreement giving priority to applicants with the relevant local connection – draft of standard Exception Site nomination agreement to be attached.</li> <li>6. That the dwellings are built to HCA design and quality standards.</li> <li>7. That these affordable housing conditions shall be binding on successors in title, with exceptions for mortgagees in possession and protected tenants."</li> </ol> <p>Early and Late Stage Review mechanisms to be included.</p>
Ecology	<p>Off-site contribution to increasing or improving off-site natural greenspace is considered necessary for spend in the local area, which in turn would have the intention of alleviating recreational pressure on protected sites. To achieve this, a suitable s106 contribution is necessary, either in a broad sense (such as a financial contribution to improving or extending natural greenspace which is accessible to the public in the Soham area) and/or more specifically (such as a contribution towards improvements to the Soham Commons, in line with the published study <a href="#">PE32 Soham Commons Rec &amp; Biodiversity Study.pdf</a>).</p> <ol style="list-style-type: none"> <li>1. Soham Commons contribution either (£125 per dwelling or implementation of mitigation measures as identified in the Soham Commons Recreational and Biodiversity Enhancement Study).</li> <li>2. Secure BNG onsite with S106 (including monitoring fee)</li> <li>3. Securing offsite BNG credits</li> </ol>
Highways	<p>Prior to first occupation of any residential or retail units, the applicant shall install on the ground pram crossings with tactile paving at the junction of West Drive with Station Road and Gardeners Lane with Clay Street. Detail to be submitted to and approved in writing by the Local Highway Authority via Section 278 agreement.</p>

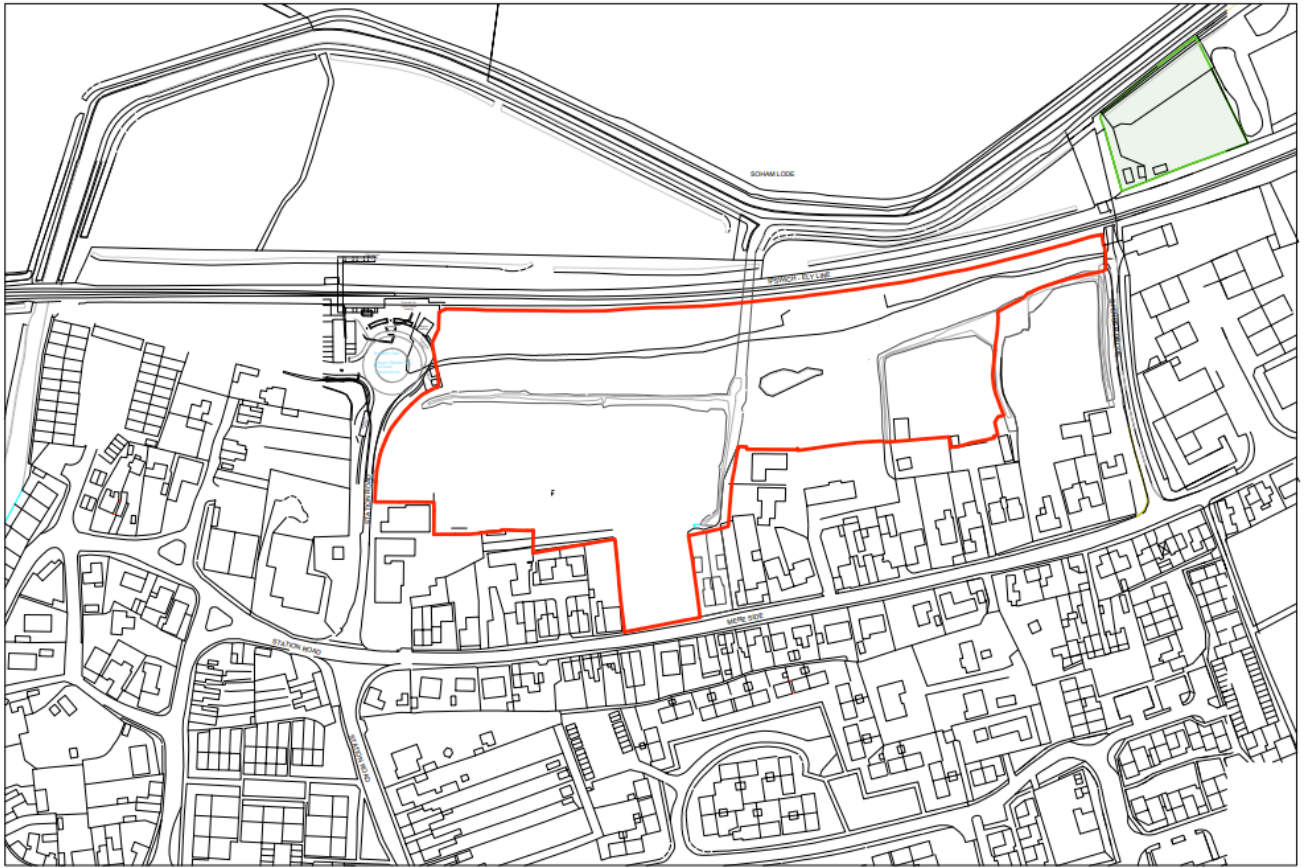
### Appendix 3 - Plans

The following plans are a selection of those submitted as part of the application and are provided to illustrate the proposed development. They may not be to scale. The full suite of plans can be found on the Council's website.

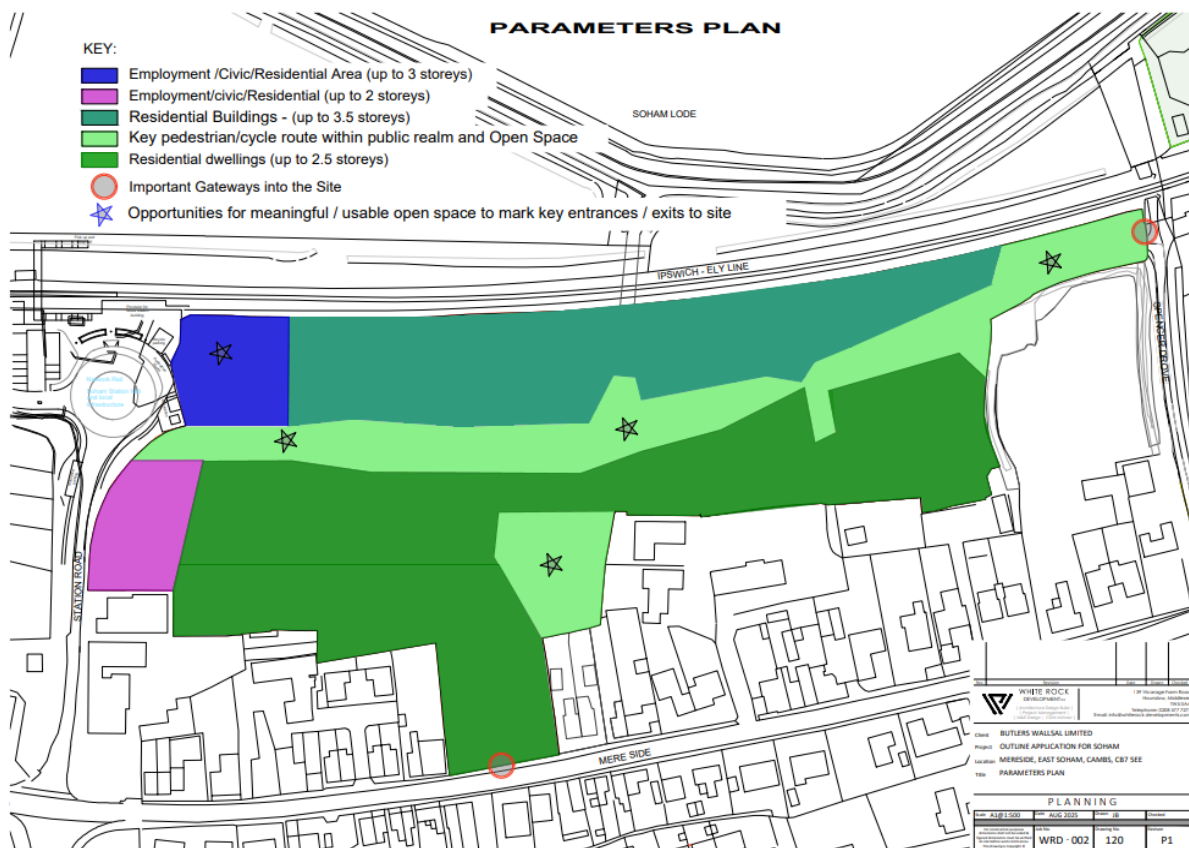
#### SITE LOCATION PLAN

Drawing Key

- Application Boundary Line
- Ecological Mitigation Land







Site Access Arrangements off Mereside





## LAND OWNERSHIP PLAN

### Drawing Key

- Application Boundary Line
- SQH2- policy boundary line
- Network Land Rail Parcel
- HP (Soham) Ltd
- Soham Central Ltd

