Application Number: 25/00990/FUL

TOWN & COUNTRY PLANNING ACT 1990

Planning Permission

Mr William Howarth
David Lock Associates
50 North Thirteenth Street
Central Milton Keynes
MK9 3BP
United Kingdom

Huntingdonshire District Council in pursuance of powers under the above Act, hereby **GRANT PERMISSION** for:

Proposal: Temporary construction access for the delivery of Wintringham KP1 District Centre

Site address: Wintringham Park Cambridge Road St Neots

Applicant: Alex Toye Urban & Civic plc and Wintringham Partners LLP

in accordance with your application received on 2nd June 2025 and plans (listed below) which form part of the application

Drawing Title	Drawing / document Reference	Revision	Date received
Site location plan	250146-PEV-XX-XX-DR-C-0350	P02	16.06.2025
Existing site plan	250146-PEV-XX-XX-DR-C-0150	P02	12.06.2025
Temporary construction access – General arrangement	250146-PEV-XX-XX-DR-C-0300	P03	12.06.2025

C. Kerr

Clara Kerr
Chief Planning Officer

Date 10th October 2025

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Temporary construction access – Swept path analysis	250146-PEV-XX-XX-DR-C-0310	P03	19.08.2025
Temporary construction access – Surfacing and kerbing	250146-PEV-XX-XX-DR-C-0320	P03	19.08.2025
Temporary construction access – Long section and cross sections	250146-PEV-XX-XX-DR-C-0330	P03	19.08.2025
Temporary construction access – Engineering layout	250146-PEV-XX-XX-DR-C-0340	P03	19.08.2025
Temporary construction access – Culvert details	250146-PEV-XX-XX-DR-C-0345	P02	02.06.2025
Technical note for temporary access design	Dated 15.08.2025	P03	19.08.2025
Construction Environmental Management Plan	Dated June 2025	Rev 1	12.06.2025
Preliminary Ecological Impact Appraisal and Biodiversity Net Gain Assessment	Dated 12.09.2025	Issue 01	16.09.2025
Biodiversity metric	Dated 12.09.2025		16.09.2025

Subject to the following condition/s.

1. Condition.

   Time limit - temporary use.

   The development hereby permitted shall cease use within 3 years of the date of this permission.

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Reason - To comply with Section 91 of the Town and Country Planning Act 1990, as amended.

2. Condition.

Reinstatement scheme.

Within 9 months of the first use of the development hereby permitted a reinstatement scheme shall be submitted to and approved in writing by the Local Planning Authority. The reinstatement scheme shall include but not be limited to highway, footpath and ditch reinstatement measures, including species to be planted, measures to protect new planting and a management programme during the establishment phase. The approved reinstatement scheme shall be fully implemented on site within 3 months of the cessation of the use of the temporary construction access and thereafter maintained as such.

Reason - In the interests of highway safety, biodiversity and wildlife in accordance with policies LP17 and LP31 of Huntingdonshire's Local Plan to 2036.

3. Condition.

Approved plans.

The development hereby permitted shall be carried out in accordance with the approved plans listed in the table above.

Reason - For the avoidance of doubt and to facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.

4. Condition.

CEMP.

The development hereby permitted shall be carried out in accordance with the 'Construction Environment Management Plan' Revision 1 dated June 2025 (received on 12 June 2025), unless otherwise first agreed in writing by the Local Planning Authority.

Reason - In the interests of residential amenity and highway safety.

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5. Condition.

Traffic management plan.

Prior to the first use of the proposed access a traffic management plan shall be submitted to and agreed in writing by the Local Planning Authority. The principal areas of concern that should be addressed shall include but not be limited to:

(a) Routing of construction traffic;

(b) Details of proposed pre-construction highway inspection;

(c) Comprehensive details of specific signage proposed to manage and prohibit access and turning to and at the site access;

(d) Location of wheel washing and means by which water and slurry will be prevented from entering the highway; and

(e) A site plan detailing any proposed gates, site offices, parking, material storage/loading areas and areas required for manoeuvring.

The traffic management plan shall be carried out for the duration of the development in accordance with the approved details.

Reason: To ensure that before development commences, highway safety will be maintained during the course of development in accordance with Policies LP12 and LP17 of the Huntingdonshire Local Plan to 2036.

6. Condition.

Tree protection.

No development, demolition, clearance or preparatory operations (including excavations and archaeology), hereafter referred to as "the works", shall commence on site in connection with the development hereby approved, until a Tree Protection Plan has been submitted to, and approved in writing by the Local Planning Authority. The approved Tree Protection Plan shall be implemented before any equipment, machinery, or materials are brought on to the site in connection with the works, be



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retained intact for the duration of the construction works and only be removed or altered with the prior written approval of the Local Planning Authority.

Any trees, shrubs or hedges covered by the agreed protection measures, which die or become severely damaged either from natural causes or as a result of the construction works; during the construction works or within five years from the completion of the construction works, shall be replaced with trees, shrubs or hedge plants of similar size and species, unless otherwise agreed in writing with the Local Planning Authority. Replacement planting to be undertaken by the end of the next available planting season.

Reason: This is a pre-commencement condition to ensure that initial site operations do not harm any trees, shrubs and hedges to be retained on and adjacent to the site (and if necessary their replacement) in the interests of visual amenity, and to enhance the character and appearance of the site in accordance with Policy LP12 of the Huntingdonshire Local Plan to 2036.

7. Condition.

Works During Bird Breeding Season.

Vegetation clearance works shall not be carried out on the site between 1st March and 31st August inclusive unless the site is surveyed beforehand for breeding birds and the results, along with a scheme to protect any identified breeding birds is submitted to and approved in writing by the Local Planning Authority. If such a scheme is submitted and approved the development shall thereafter only be carried out in accordance with the approved scheme which shall include a timeframe for completion of the works.

Reason - To avoid causing harm to nesting birds in accordance with their protection under the Wildlife and Countryside Act 1981 and the National Planning Policy Framework (2024).

8. Condition.

Ecological Enhancements.

Notwithstanding the details set out within section 7 of the 'Preliminary Ecological Appraisal and Biodiversity Net Gain Assessment' prepared by Pick Everard (document reference 250146-PEV-XX-XX-RP-L-1502 dated 12 September 2025 and received 16 September 2025, prior to first use of the development

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hereby approved full details of the specification, siting and implementation details of the bat and bird boxes to be installed shall be submitted to and approved in writing by the Local Planning Authority. The bat and bird boxes shall be installed in accordance with the approved details and shall be retained thereafter in perpetuity.

Reason - To ensure that biodiversity and ecology in and around the site is preserved and where possible enhanced, in accordance with Policy LP30 of Huntingdonshire's Local Plan to 2036.

9. Condition.

Biodiversity.

The development hereby approved shall be undertaken in accordance with the mitigation measures set out in the 'Preliminary Ecological Appraisal and Biodiversity Net Gain Assessment' (Issue 01) prepared by Pick Everard (document reference 250146-PEV-XX-XX-RP-L-1502 dated 12 September 2025) received on 16 September 2025.

Reason - To ensure that the biodiversity mitigation measures are undertaken as part of the development, in accordance with Policy LP30 of Huntingdonshire's Local Plan to 2036.

10. Condition.

Biodiversity net gain.

No development shall take place until a certificate confirming the agreement of a local Offsetting Provider to deliver a Biodiversity Offsetting Scheme, totalling not less than 0.19 habitat units off-site has been submitted to and agreed in writing by the Local Planning Authority. The legal agreement shall include but not be limited to details of the responsible body; the location of the habitat to be created or enhanced; the nature of the habitat to be created or enhanced; the conservation covenant or other management arrangement ensuring habitat management for a period of not less than 30 years; maintenance and monitoring arrangements. The written approval of the Council shall not be issued before the certificate has been issued by the Offset Provider. The details of biodiversity enhancements shall be documented by the Offset Provider and issued to the Council for their records.

Reason - In order to provide for the minimum level of biodiversity net gain as set out at paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 and in accordance with Policy LP30 of the

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Huntingdonshire Local Plan to 2036. In this instance there are exceptional circumstances to secure this agreement by way of condition.

11. Condition.

    Dropped kerbs.

    Prior to the commencement of the development hereby approved, full details of the dropped kerbs at the temporary access junction to facilitate suitable access for pedestrian and other users along the existing Cambridge Road footway shall be submitted to and approved in writing by the Local Planning Authority. The dropped kerb details shall be installed prior to first use of the temporary access in accordance with the approved details and thereafter maintained for the duration of its use.

    Reason: In the interests of highway safety and to facilitate suitable access for pedestrian and other users, in accordance with Policies LP16 and LP17 of Huntingdonshire's Local Plan to 2036.

12. Condition.

    Soft Landscaping.

    The soft landscaping (seeded areas) shall be carried out in accordance with the approved Surfacing and Kerbing plan drawing reference 250146-PEV-XX-XX-DR-C-0320 Rev P03 and shall be implemented in full prior to the end of the first planting season following the first use of the development hereby approved. The seeded areas shall be managed and maintained in accordance with suppliers recommendations thereafter, as set out within Appendix 4 of the Preliminary Ecological Impact Appraisal and Biodiversity Net Gain Assessment' (Issue 01) prepared by Pick Everard (document reference 250146-PEV-XX-XX-RP-L-1502 dated 12 September 2025) received on 16 September 2025.

    Reason - In the interests of visual amenity and to ensure ecological enhancement, in accordance with policies LP11and LP12 of Huntingdonshire's Local Plan to 2036.

13. Condition.

    Surface water drainage.

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The surface water drainage scheme shall be constructed and maintained in full accordance with the Technical Note prepared by Pick Everard document issue P03 dated 15th August 2025, received on 19th August 2025.

Reason - To prevent an increased risk of flooding and protect water quality.

14. Condition.

Gates.

Prior to the first use of the access road hereby permitted any gate or gates to the vehicular access shall be set back a minimum of 20m from the near edge of the highway carriageway. Any access gate or gates shall be hung to open inwards.

Reason - In the interests of highway safety.

15. Condition.

Access construction.

Prior to the commencement of the first use the vehicular access where it crosses the public highway shall be laid out and constructed in accordance with the Cambridgeshire County Council construction specification.

Reason - In the interests of highway safety and to ensure satisfactory access into the site.

16. Condition.

Vehicle turning.

Prior to the first use of the proposed access sufficient space shall be provided within the site during the construction phase to enable vehicles to:

a) Enter, turn and leave the site in forward gear; and

b) Park clear of the public highway.



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The area shall be levelled, surfaced and drained and thereafter retained for that specific use.

Reason - In the interests of satisfactory development and highway safety.

17. Condition.

Access drainage measures.

The access shall be constructed with adequate drainage measures to prevent surface water run-off onto the adjacent public highway, in accordance with a scheme submitted to and approved in writing by the Local Planning Authority.

Reason - To prevent surface water discharging to the highway

18. Condition.

Security gatehouse.

For the avoidance of doubt, this permission does not extend to include the security gatehouse shown indicatively on the approved Temporary construction access - general arrangement plan, drawing reference 50146-PEV-XX-XX-DR-C-0300 Rev P03, and as referred to in the submitted Planning Statement

Reason - For the avoidance of doubt.

19. Note to applicant.

Highways.

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

Public Utility apparatus may be affected by this proposal. Contact the appropriate utility service to reach agreement on any necessary alterations, the cost of which must be borne by the applicant.

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The applicant should be informed that in order to carry out the works within the highway a short form Section 278 agreement will need to be entered into with the highway authority. Highways development - Cambridgeshire County Council.

20. Note to applicant.

    Construction Surface Water Maintenance.

    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.

21. Note to applicant.

    Ordinary Watercourse Consent.

    For ordinary watercourses in Cambridgeshire, outside an Internal Drainage Board (IDB) area, the relevant authority is Cambridgeshire County Council (CCC). The consent granted by CCC for working on a watercourse is known as "Land Drainage Consent". Some ordinary watercourses are under the jurisdiction of an IDB, and the IDB will be the consenting body for these watercourses. Changes to structures (e.g. dams, weirs, culverts or other such obstructions) that are already in place will also need consent from CCC or the IDB.

22. Note to applicant.

    CIL.

    Huntingdonshire District Council became a Community Infrastructure Levy (CIL) Charging Authority on the 1st May 2012. The Council is obliged to collect the levy from liable parties once development that received planning permission on or after the 1st May 2012 commences. It is important that liable parties (usually developers or landowners) are correctly identified to the Council as early as possible. For more



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details on CIL, the developments the charges will apply to, how much the charge will be and the process involved, including the developers or landowners legal responsibilities, the CIL pages on the Council's website at www.huntingdonshire.gov.uk should be referred to. It should be noted that all development which creates one or more dwellings will be liable to be charged irrespective of the floor space charge. However, developments which create less than 100 square metres of new floor space and do not involve a dwelling or dwellings, will be exempt from CIL and will not be charged.

23. Note to applicant.

NPPF.

Statement as to how the Local Planning Authority (LPA) has worked with the applicant in a positive and proactive manner on seeking solutions:

When an application is received, planning conditions will be used where they can make a development acceptable.

A clear reason for refusal identifies the specific reasons why the development is unacceptable and helps the applicant to determine whether and how the proposal can be revised to make it acceptable.

In relation to this application, it was considered and the process managed in accordance with the National Planning Policy Framework 2024.

24. Note to applicant.

Biodiversity Net Gain

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition "(the biodiversity gain condition") that development may not begin unless:

(a) a Biodiversity Gain Plan has been submitted to the planning authority, and

(b) the planning authority has approved the plan.

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The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be Huntingdonshire District Council.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are listed below.

Based on the information available this permission is considered to be one which will require the approval of a biodiversity gain plan before development is begun because none of the statutory exemptions or transitional arrangements listed below are considered to apply.

Statutory exemptions and transitional arrangements in respect of the biodiversity gain condition:

1. The application for planning permission was made before 12 February 2024.

2. The planning permission relates to development to which section 73A of the Town and Country Planning Act 1990 (planning permission for development already carried out) applies.

3. The planning permission was granted on an application made under section 73 of the Town and Country Planning Act 1990 and

(i)the original planning permission to which the section 73 planning permission relates* was granted before 12 February 2024; or

(ii)the application for the original planning permission* to which the section 73 planning permission relates was made before 12 February 2024.

4. The permission which has been granted is for development which is exempt being:

4.1 Development which is not 'major development' (within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015) where:

i) the application for planning permission was made before 2 April 2024;

ii) planning permission is granted which has effect before 2 April 2024; or

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iii) planning permission is granted on an application made under section 73 of the Town and Country Planning Act 1990 where the original permission to which the section 73 permission relates* was exempt by virtue of (i) or (ii).

4.2 Development below the de minimis threshold, meaning development which:

i) does not impact an onsite priority habitat (a habitat specified in a list published under section 41 of the Natural Environment and Rural Communities Act 2006); and

ii) impacts less than 25 square metres of onsite habitat that has biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat (as defined in the statutory metric).

4.3 Development which is subject of a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015. A "householder application" means an application for planning permission for development for an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse which is not an application for change of use or an application to change the number of dwellings in a building.

4.4 Development of a biodiversity gain site, meaning development which is undertaken solely or mainly for the purpose of fulfilling, in whole or in part, the Biodiversity Gain Planning condition which applies in relation to another development, (no account is to be taken of any facility for the public to access or to use the site for educational or recreational purposes, if that access or use is permitted without the payment of a fee).

4.5 Self and Custom Build Development, meaning development which:

i) consists of no more than 9 dwellings;

ii) is carried out on a site which has an area no larger than 0.5 hectares; and

iii) consists exclusively of dwellings which are self-build or custom housebuilding (as defined in section 1(A1) of the Self-build and Custom Housebuilding Act 2015).

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4.5 Development forming part of, or ancillary to, the high speed railway transport network (High Speed 2) comprising connections between all or any of the places or parts of the transport network specified in section 1(2) of the High Speed Rail (Preparation) Act 2013.

* "original planning permission means the permission to which the section 73 planning permission relates" means a planning permission which is the first in a sequence of two or more planning permissions, where the second and any subsequent planning permissions are section 73 planning permissions.

Irreplaceable habitat

If the onsite habitat includes irreplaceable habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements for the content and approval of Biodiversity Gain Plans.

The Biodiversity Gain Plan must include, in addition to information about steps taken or to be taken to minimise any adverse effect of the development on the habitat, information on arrangements for compensation for any impact the development has on the biodiversity of the irreplaceable habitat.

The planning authority can only approve a Biodiversity Gain Plan if satisfied that the adverse effect of the development on the biodiversity of the irreplaceable habitat is minimised and appropriate arrangements have been made for the purpose of compensating for any impact which do not include the use of biodiversity credits.

The effect of section 73D of the Town and Country Planning Act 1990

If planning permission is granted on an application made under section 73 of the Town and Country Planning Act 1990 (application to develop land without compliance with conditions previously attached) and a Biodiversity Gain Plan was approved in relation to the previous planning permission ("the earlier Biodiversity Gain Plan") there are circumstances when the earlier Biodiversity Gain Plan is regarded as approved for the purpose of discharging the biodiversity gain condition subject to which the section 73 planning permission is granted.

Those circumstances are that the conditions subject to which the section 73 permission is granted:



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i) do not affect the post-development value of the onsite habitat as specified in the earlier Biodiversity Gain Plan, and

ii) in the case of planning permission for a development where all or any part of the onsite habitat is irreplaceable habitat the conditions do not change the effect of the development on the biodiversity of that onsite habitat (including any arrangements made to compensate for any such effect) as specified in the earlier Biodiversity Gain Plan.

NOTES

Rights of Appeal under the Town and Country Planning Act, 1990 Section 78

If the applicant is aggrieved by the decision of the Local Planning Authority to refuse permission for the proposed development or to grant permission subject to conditions, he/she may appeal to the Secretary of State responsible for planning within;

- **Six months from the date of this decision notice.**

Appeals must be made on a form which is obtainable from the Planning Inspectorate, Customer Support Unit, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN. Alternatively all forms can be downloaded from their website www.planning-inspectorate.gov.uk. The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances, which excuse the delay in giving notice of appeal. The Secretary of State is



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not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the Local Planning Authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the Development Orders and to any directions given under the Orders. He does not, in practice, refuse to entertain appeals solely because the decision of the Local Planning Authority was based on a direction given by him.

If permission to develop land is refused or granted subject to conditions, whether by the Local Planning Authority or by the Secretary of State responsible for planning and the owner of the land claims that the land has become incapable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Council of the County District in which the land is situated a purchase notice requiring that Council to purchase his interest in the land in accordance with the provision of Part VI of the Town and Country Planning Act, 1990.

Claiming Compensation

In certain circumstances, a claim may be made against the Local Planning Authority for compensation where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of an application to him. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.

Street Naming and Numbering

In order to obtain an official postal address, any new buildings should be formally registered with Huntingdonshire District Council. Unregistered addresses cannot be passed to Royal Mail for allocation of postcodes. Applicants can find additional information, a scale of charges and an application form at:

www.huntingdonshire.gov.uk/streets-parking-transport/street-naming-and-numbering/

Alternatively, applicants can contact the Street Naming and Numbering Team on 01480 388153 or email streetnaming@huntingdonshire.gov.uk. Please note new address cannot be assigned by the Council until the footings of any new buildings are in place.

General Notes



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This decision notice does not convey any approval or consent which may be required under any enactment, bye-law or regulation other than Section 57 of the Town and Country Planning Act 1990.



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