Application Number: 24/01802/OUT

TOWN & COUNTRY PLANNING ACT 1990

Planning Permission

Mr Tim Waller
Waller Planning
Suite C
19-25 Salisbury Square
Hatfield
Herts
AL9 5BT

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

Proposal: Hybrid planning application for up to 13,350 sqm floorspace in Use Classes E(g)(i) Office, E(g)(ii) Research and Development, E(g)(iii) Light Industrial, B2 (General Industrial), B8 (Storage and Distribution) and E/B8 (Trade Counter). Full planning permission for the access and internal road, landscaping and Plots 7 and 8 (up to 2861sqm floorspace). Outline application with all matters reserved except means of access for Plots 1 - 6 (up to 10,486sqm floor space).

Site address: Land North Of Stocks Bridge Way Compass Point Business Park St Ives

Applicant: Ms Vanessa Pomeroy Barnack Estates UK Ltd

in accordance with your application received on 1st October 2024 and plans (listed below) which form part of the application

Plan Type/Title	Reference	Version	Date Received
Site Location Plan	AL0110	F01	01.10.2024
Site Plan As Proposed	AL0210	F17	22.08.2025
Lagoon Location Plan	23107-127	P05	04.03.2025



Clara Kerr
Chief Planning Officer

Date 8th December 2025

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& Section through Lagoon (Sheet 1 of 3)			
Lagoon Location Plan & Section through Lagoon (Sheet 2 of 3)	23107-130	P04	04.03.2025
Lagoon Location Plan & Section through Lagoon (Sheet 3 of 3)	23107-131	P04	04.03.2025
Planting Plan Landscape Strategy (1 of 2)	PP01	05	27.10.2025
Planting Plan Landscape Strategy (2 of 2)	LS 02-02	05	04.09.2025
Units 1 – 4 (Floor and Roof Plan)	AB0211	P04	17.06.2025
Units 5 – 6 (Floor and Roof Plan)	AB0221	P04	17.06.2025
Units 7 – 12 (Floor and Roof Plan)	AB0232	P02	17.06.2025
Units 1 – 4 Elevations	AB0811	P04	17.06.2025
Units 5 – 6 Elevations	AB0821	P04	17.06.2025
Units 7 – 12 Elevations	AB0831	P04	17.06.2025
Units 13 – 14 Elevations	AB0851	P05	27.10.2025
Units 13 – 14 (Floor and Roof Plan)	AB0251	P05	27.10.2025
Junction Layout and Visibility Splays	31874/2005/101	P06	01.10.2024
Site Parameters Plan	AL0310	F15	27.10.2025

Subject to the following condition/s.

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Conditions relating to all of the planning permission (both the full and outline elements):

1. Condition.

The development hereby granted shall not exceed the following parameters:

- 13,350 sqm square metres of floorspace in total;
- The total floor area to be used by buildings solely in B8 (storage and distribution) use shall not exceed 6,675 square metres;
- The amount of Use Class B8 (storage and distribution) floorspace within any individual unit shall not exceed 4,645 square metres;
- No individual building within the development shall be used solely for office purposes within Use Class E(g)(i) and any office use shall be ancillary to other uses.

Notwithstanding the provisions set out under Schedule 2, Part 3 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) or any order revoking and re-enacting that Order with or without modification, the land and buildings shall not be used for any other purpose other than as approved.

Reason: To clarify the terms of the planning permission and to ensure a satisfactory standard of development in the interests of amenity, highways impacts and town centre vitality and viability, in accordance with Policies LP11, LP12, LP14, LP17 and LP21 of the Huntingdonshire Local Plan to 2036.

2. Condition.

The development shall not commence until:
(a) a biodiversity net gain plan has been submitted to the planning authority; an
(b) The planning authority has approved the plan
The biodiversity net gain plan shall be implemented in accordance with the approved details.

Reason: This pre-commencement condition is required to ensure the development delivers a

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biodiversity net gain and secures the protection and effective management of the remaining habitat on site in accordance with Schedule 7A of the Town and Country Planning Act 1990, the NPPF 2024 and Policy LP30 of the Huntingdonshire Local Plan to 2036.

3. Conditions

No development hereby permitted by the full planning permission and outline planning permission above the slab level shall take place until a Landscape and Ecological Management Plan (LEMP) has been submitted to and approved in writing by the Local Planning Authority. The LEMP shall include the following:

(a) Description and evaluation of features to be managed;

(b) Ecological trends and constraints on site that might influence management;

(c) Aims and objectives of management;

(d) Appropriate management options for achieving aims and objectives;

(e) Prescriptions for management actions;

(f) Prescription of a work schedule (including an annual work plan capable of being rolled forward over a five-year period);

(g) Details of the body or organisation responsible for implementation of the plan (including timetable for implementation);

(h) Ongoing monitoring and remedial measures.

The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan will be implemented in accordance with the approved details and the agreed timetable.



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Reason: To ensure the longevity of the landscaping scheme, to enhance biodiversity, to ensure that sustainability goals are met, and protect the visual amenity and character of the area in accordance with Policies LP11, LP12 and LP30 of the Huntingdonshire Local Plan to 2036.

4. Condition.

No laying of services, creation of hard surfaces or erection of a building permitted by the full planning permission and outline planning permission shall commence until a detailed 'Site Wide Surface Water Drainage Scheme' for the entire 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 (Maintenance Schedule dated 17th June 2024 produced by Parsons Consulting Engineers Ltd).

The scheme shall be based upon the principles within the agreed Drainage Strategy (All Sheets), Parsons, Ref: 23107, Rev: P05, Dated: September 2024 and shall also include:
a) Full calculations detailing the existing surface water runoff rates for the QBAR, 3.3% Annual Exceedance Probability (AEP) (1 in 30) and 1% AEP (1 in 100) storm events;
b) Full results of the proposed drainage system modelling in the above-referenced storm events (as well as 1% AEP plus climate change), inclusive of all collection, conveyance, storage, flow control and disposal elements and including an allowance for urban creep, together with an assessment of system performance;
c) Pump failure Modelling

The approved 'Site Wide Surface Water Drainage Scheme' relating to Plot 7 and 8 shall be implemented in accordance with the approved details prior to first occupation or use of any building on Plot 7 and 8.

Any reserved matters application for Layout, Landscaping or Appearance for any plot or phase submitted pursuant to Condition 16 shall include a detailed Surface Water Drainage Strategy for that plot or phase and shall adhere to the principles agreed under the approved 'Site Wide Surface Water Drainage Scheme'. The development approved by that reserved matters application shall subsequently be implemented in accordance with the approved Scheme prior to first occupation or use of the development within that plot or phase.

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

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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 in accordance with Policies LP5 and LP15 of Huntingdonshire's Local Plan to 2036.

5. Condition.

No development, including preparatory works, permitted by the full planning permission and outline planning permission 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 in accordance with Policies LP5 and LP15 of Huntingdonshire's Local Plan to 2036.

6. Condition.

The development hereby permitted by the full planning permission, outline planning permission and subsequent reserved matters applications shall be carried out in accordance with the submitted Flood Risk Assessment (ref FRA Trinity Business Park, St Ives Flood Risk Assessment, Parsons Consulting Engineers Ltd Revision P3 dated 06-12-24) and the following mitigation measures it details:

- Finished floor levels shall be set no lower than 7.85 metres above Ordnance Datum (AOD)
- Compensatory storage shall be provided as shown in drawings 23107-133 (Rev P01 dated 12/24) and 23107-134 (Rev P01 dated 12/24)

Mitigation measures shall be implemented in full prior to occupation of any building or in accordance with phasing arrangements to be submitted and agreed in writing with the Local Planning Authority. The measures detailed above shall be retained and maintained thereafter to ensure full functionality throughout the lifetime of the development.

Reason: To reduce the risk of flooding to the proposed development and future occupants, and to prevent flooding elsewhere by ensuring that compensatory storage of flood water is provided in accordance with Policy LP5 and LP15 of Huntingdonshire's Local Plan to 2036 and the National Planning Policy Framework (2024).

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7. Condition.

No development hereby permitted by the full planning permission and outline planning permission shall commence until a site wide Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include the consideration of the following aspects of construction and site clearance:
(a) Construction and phasing programme;
(b) Contractors' access arrangements for vehicles, plant and personnel including the location of construction traffic routes to, from and within the site, details of their signing, monitoring and enforcement measures;
(c) Construction/Demolition hours which shall be carried out between 0700 hours to 1900 hours Monday to Friday, and 0700 hours to 1330 hours on Saturday and at no time on Sundays, Bank or Public Holidays, unless in accordance with agreed emergency procedures for deviation;
(d) Delivery times and collections / dispatches for construction/demolition purposes shall be carried out between 0700 to 1900 hours Monday to Friday, 0700 to 1330 hours on Saturdays and at no time on Sundays, bank or public holidays, unless otherwise agreed in writing by the Local Planning Authority;
(e) Soil Management Strategy including a method statement for the stripping of topsoil for re-use; the raising of land levels if required; and arrangements including height and location of stockpiles for temporary top soil and subsoil storage to BS3883:2015;
(f) Noise method, monitoring and recording statements in accordance with the provisions of BS 5228-1:2009+A1:2014 Code of Practice for noise and vibration control on construction and open sites;
(g) Maximum noise mitigation levels for construction equipment, plant and vehicles;
(h) Vibration method, monitoring and recording statements in accordance with the provisions of BS 5228-2:2009+A1:2014 Code of Practice for noise and vibration control on construction and open sites;
(i) Maximum vibration levels;
(j) Dust management and wheel washing measures in accordance with BS 5228-2:2009+A1:2014;
(k) Prohibition of the burning of waste on site during demolition/construction;
(l) Site lighting;
(m) Drainage control measures including the use of settling tanks, oil interceptors and bunds;
(n) Screening and hoarding details;
(o) Access and protection arrangements around the site for pedestrians, cyclists and other road users;
(p) Procedures for interference with public highways, including permanent and temporary realignment, diversions and road closures;
(q) External safety and information signing and notices. Liaison, consultation and publicity arrangements including dedicated points of contact;

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(r) Consideration of sensitive receptors;
(s) Prior notice and agreement procedures for works outside agreed limits;
(t) Complaints procedures, including complaints response procedures;
(u) Location of contractor's compound and method of moving and storing materials, plant and equipment around the site, including the parking, turning, loading and unloading of all vehicles visiting the site during the period of construction which shall be clear of the public highway);
(v) Detail the mitigation measures outlined in the submitted Air Quality Impact Assessment dated 27th February 2025.
The development shall be carried out in accordance with the approved CEMP for the duration of the construction of the development.

Reason: To ensure that before any development commences, the amenity of nearby properties is protected in accordance with Policies LP14, LP17, LP36 and LP37 of the Huntingdonshire Local Plan to 2036.

8. Condition.

Prior to the commencement of the foundation slab for any building permitted by the full planning permission, outline planning permission and subsequent reserved matters, a Water Resources Statement for each building shall be submitted to and approved in writing by the Local Planning Authority. The statement shall:

- Confirm that the proposed potable water demand for each building; and
- Identify measures to minimise potable water consumption.

The development shall thereafter be carried out in accordance with the approved Water Resources Statement.

Reason: To ensure that potable water demand for non-domestic uses does not exceed Anglian Water's supply limits and to promote water efficiency, in the interests of sustainable development and the protection of domestic water supply in accordance with Policy LP12 of Huntingdonshire's Local Plan to 2036 and the National Planning Policy Framework (2024).

9. Condition.

No development above slab level shall commence within a plot (as shown on approved drawing no. AL0210 Revision F17) until details for the provision of fire hydrants and timetable for their

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implementation have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details.

Reason: To ensure that emergency water supplies are available to serve the development, for the safety and protection of future users of the development.

10. Condition.

Prior to the occupation or first use of any building, a scheme for the control of noise and vibration of any plant or equipment (including ventilation, refrigeration, and air conditioning) to be used in that building shall be submitted to and approved in writing by the Local Planning Authority, unless a scheme for a building has already been approved under the relevant reserved matters. The development shall be carried out and maintained to ensure full functionality in accordance with the approved details. After installation of the approved plant, no new plant or ventilation, refrigeration or air conditioning system shall be installed without the written consent of the Local Planning Authority.

Reason: To safeguard the amenity of neighbouring occupiers and prevent noise disturbance, in accordance with Policy LP14 of Huntingdonshire's Local Plan to 2036.

11. Condition.

Prior to the installation of any Electric Vehicle Charge Point (EVCP) Infrastructure, details on the location, number, equipment design and colour and capacity/charge rate of the EVCP to be installed shall be submitted to and approved in writing by the Local Planning Authority. The charging points and associated car parking spaces shall be provided in accordance with the approved details before the development to which it relates is occupied and shall be retained as such.

Reason: To ensure that adequate parking with facilities for the charging of electric vehicles are provided in accordance with Huntingdonshire's Design Guide SPD (2017) and Policy LP17 of Huntingdonshire's Local Plan to 2036.

12. Condition.

No external display or storage of goods, materials, plant, machinery or equipment shall take place unless details of any external storage including but not limited to the location and height, have been submitted

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to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure that the finished appearance of the development will enhance the character and visual amenities of the area and to ensure that there is no loss of car parking, loading/unloading areas or turning areas to serve the development. To comply with Policies LP11, LP12 and LP17 of the Huntingdonshire Local Plan to 2036.

13. Condition.

All buildings delivered pursuant to this planning permission shall meet Building Research Establishment Environmental Assessment Method (BREEAM) 'Good' (or successor or equivalent standards) as a minimum prior to first use. Such provision shall be maintained for the lifetime of the development.

Reason: To ensure that the development makes efficient use of energy, water and other resources and promotes the principles of sustainable construction in accordance with Policy LP12 of the Huntingdonshire Local Plan to 2036.

14. Condition.

Prior to the first occupation of a plot (as shown on approved drawing no. AL0210 Revision F17), sufficient space shall be provided within the plot to enable vehicles to:

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

b) Park clear of the public highway

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

Reason: To ensure that the development provides satisfactory on-site parking and servicing and in the interests of highway safety in accordance with Policies LP12 and LP17 of the Huntingdonshire Local Plan to 2036.

15. Condition.

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Prior to the first occupation of any of the buildings hereby permitted, a site-wide Travel Plan shall be submitted and approved in writing by the Local Planning Authority. The Travel Plan shall include measures and incentives to reduce the reliance on the private motor vehicle. Each building shall thereafter be occupied in accordance with the approved Travel Plan unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of encouraging sustainable travel to and from the site in accordance with Policy LP16 of the Huntingdonshire Local Plan to 2036.

Conditions relating to the outline element of the planning permission only (Outline application with all matters reserved except means of access for Plots 1 - 6 (up to 10,486sqm floor space):

16. Condition.

Details of the Reserved Matters (appearance, landscaping, layout, and scale) for each plot (as shown on approved drawing no. AL0210 Revision F17) of the development permitted shall be submitted to and approved in writing by the Local Planning Authority before any development is commenced on that plot. The development shall be carried out as approved thereafter.

Reason: This is an outline permission only and these matters have been reserved for the subsequent approval of the Local Planning Authority.

17. Condition.

Application(s) for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission. The development hereby permitted shall be begun either before the expiration of three years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

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

18. Condition.

The development to which the Outline element of this permission relates shall not exceed 10,486 square metres of floor space in total.

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Reason: To clarify the terms of the planning permission and to ensure a satisfactory standard of development in the interests of amenity and highways impacts in accordance with Policies LP11, LP12, LP14 and LP17 of the Huntingdonshire Local Plan to 2036.

19. Condition.

The development to which the Outline element of this permission relates shall be carried out in accordance with the following plans and documents:

- Site Location Plan (AL0110 Rev F01) received by the Local Planning Authority on 1st October 2025
- Site Parameters Plan (AL0310 Rev F15) received by the Local Planning Authority on 27th October 2025

Application(s) for approval of the reserved matters shall accord with the principles established on Site Parameters Plan (AL0310 Rev F15) unless clear justification is provided for any deviation from the Parameters Plan.

Reason: To clarify the terms of the planning permission and to ensure a satisfactory standard of development, to ensure that the landscaping details are appropriate in the interests of visual amenity and biodiversity interests, and to secure sustainable development in accordance with Policies LP11, LP12, LP14 and LP30 of the Huntingdonshire Local Plan to 2036.

20. Condition.

The Landscape Zones and Landscape Buffer Zones shall be provided in accordance with the Parameter Plan (AL0310 Rev F15). The landscaping details for all of the Landscape Zones and Landscape Buffer Zones shall be submitted to and approved in writing by the Local Planning Authority either prior to, or with the first submission of any reserved matters.

The landscaping detail must:

- Include details of the proposed hard and soft treatment of the Landscape Zones and Landscape Buffer Zones (including earthworks);

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- Include details of all proposed tree and shrub planting including their species, number, size and location and grass seeded / turfed areas;
- Include details of the existing trees and hedgerows to be retained and those to be felled and include existing and proposed soil levels at the base of each tree/hedgerow, and minimum distance between base of the tree and the nearest edge of any excavation;
- Maintain effective root protection areas according to British Standard 5837:2012;
- A programme for implementation.

The approved landscaping details shall be implemented in full, in accordance with a programme to be agreed in writing by the Local Planning Authority and retained thereafter.

If within a period of five years from the date of the planting, any tree or plant is removed, uprooted or destroyed or dies, another tree or plant of the same species and size as that originally planted shall be planted at the same place during the current or next planting season.

Reason: To ensure the delivery of a high-quality landscape setting for the whole completed development in relation to the surrounding area, to enhance biodiversity and visual amenity, and to provide the necessary mitigation of the impacts of the development in accordance with Policies LP11, LP12 and LP31 of the Huntingdonshire Local Plan to 2036.

21. Condition.

The Reserved Matters ("Landscaping") application/s for the plots approved in Outline shall include (but not be limited to) a landscaping scheme which shall include:
(a) proposed finished levels or contours; means of enclosure; car parking layouts, other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (e.g. furniture, refuse or other storage units, signs, lighting); proposed and existing functional services above and below ground (e.g. drainage, power, communications cables, pipelines indicating lines, manholes, supports);
(b) indications of all existing trees and hedgerows on the land and details of any to be retained; planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate;
(c) boundary treatments indicating the positions, design, materials and type of boundary treatments to be erected.

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Reason: To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies LP11, LP12 and LP31 of the Huntingdonshire Local Plan to 2036.

22. Condition.

Prior to or with the first submission of the any Reserved Matters, details of the proposed pedestrian and cycle connection to Compass Business Park, as indicated on the Parameter Plan (AL0310 Rev F15) shall be submitted to and approved in writing by the Local Planning Authority. The details shall include:

a) The alignment, surfacing, and design of the connection;
b) Any associated landscaping and boundary treatments; and
c) Arrangements for implementation and maintenance.

In the event that the connection cannot be delivered due to lack of agreement with the adjacent landowner, a scheme for alternative soft landscaping for the Landscape Buffer Zone shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in accordance with the agreed timetable and retained thereafter.

Reason: To secure enhanced pedestrian and cycle connectivity in the interests of sustainable development, or to ensure appropriate landscaping and enhance biodiversity in accordance with Policies LP11, LP12, LP16, LP17 and LP31 of the Huntingdonshire Local Plan to 2036.

23. Condition.

The Reserved Matters ("Appearance" and/or "Scale") application/s for plots 1, 2 and 3 approved in Outline (as shown on drawing no. AL0210 Revision F17) shall include (but not be limited to) a Landscape Colour Study. The study shall demonstrate that the proposed external materials and colour palette for buildings and structures are appropriate to their countryside setting and complement the approved landscaping. The study shall include:

- A schedule of proposed materials and colours;
- Visualisations or elevations showing how these integrate with the surrounding landscape;
- Justification for the selection of colours and finishes.

The development shall be carried out in accordance with the approved Landscape Colour Study.

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Reason: To ensure that the design, materials and colour treatment of the development respect the character and appearance of the surrounding countryside and deliver a high-quality environment, in accordance with Policies LP10, LP11 and LP12 of Huntingdonshire's Local Plan to 2036.

24. Condition.

Reserved Matters applications for any plot containing a building shall include a noise report including mitigation measures where applicable, based on the 'Environmental noise assessment for a proposed Industrial / commercial development off Somersham Road, St Ives' report reference number LM/J3801/18609, dated June 2024. Noise mitigation measures specified in the approved scheme shall then be carried out in accordance with the approved details and be retained thereafter.

Reason: To protect the amenity of nearby properties in accordance with Policy LP14 of the Huntingdonshire Local Plan to 2036.

25. Condition.

Reserved Matters applications for any plot shall include details of a lighting strategy for that plot including a layout plan with beam orientation and schedule of equipment in the design (luminaire type; mounting height; aiming angles, luminaire profiles and a lighting contour map). The lighting strategy shall:

- identify those areas and features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging.
- show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the bats from using their territory or having access to their breeding sites and resting places.

All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no

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circumstances should any other external lighting be installed without prior consent from the Local Planning Authority.

Reason: In the interests of residential amenity, the appearance of the area, the environment, wildlife and biodiversity interests and to ensure adequate safety and security on site, in accordance with Policies LP11, LP12, LP14 and LP30 of the Huntingdonshire Local Plan to 2036.

26. Condition.

The Reserved Matters ("Layout") application/s for the plots approved in Outline shall include a Tree Protection Plan. The approved Tree Protection Plan shall be implemented before any equipment, machinery, or materials are brought on to the site in connection with the development of that plot, be 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: 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.

27. Condition.

Reserved Matters applications for the plots approved in Outline that contain a building shall include a plan showing full details of the finished floor levels in relation to existing and proposed site levels for that plot. The development of that plot should be carried out in accordance with the approved finished floor levels plan.

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Reason: To ensure the satisfactory appearance of the completed development in relation to the surrounding area and visual amenity in accordance with Policies LP12 and LP14 of the Huntingdonshire Local Plan to 2036.

28. Condition.

Reserved Matters applications for the plots approved in Outline where the floor space of a building exceeds 2,500 square metres shall include details of dedicated changing and showering facilities for cyclists. The facilities shall be provided in accordance with the approved details before the development to which it relates is occupied and shall be retained as such.

Reason: To ensure appropriate provision of dedicated changing and showering facilities for cyclists to encourage sustainable travel in accordance with Policies LP12, LP16 and LP17 of the Huntingdonshire Local Plan to 2036.

29. Condition.

Reserved Matters applications for the plots approved in Outline that contain a building shall include details of the facilities for the provision of secure covered cycle parking for use in connection with the development. The details shall include details of the siting, means of enclosure, cycle rack systems where appropriate, appearance and materials. The facilities shall be provided in accordance with the approved details before the development to which it relates is occupied and shall be retained as such.

Reason: To ensure appropriate provision for the secure storage of bicycles to encourage sustainable travel in accordance with Policies LP12, LP16 and LP17 of the Huntingdonshire Local Plan to 2036 and the Huntingdonshire Design Guide SPD 2017.

<u>Conditions relating to the full element of the planning permission only (Full planning permission for the access and internal road, landscaping and Plots 7 and 8 (up to 2861sqm floorspace):</u>

30. Condition.

The development hereby permitted in full shall be begun before the expiration of three years from the date of this permission.

C. Kerr

Clara Kerr
Chief Planning Officer

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

31. Condition.

The development hereby permitted in full 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.

32. Condition.

All hard and soft landscape works for the estate road and Plots 7 and 8 shall be carried out and maintained in accordance with the approved details:

- Planting Plan Landscape Strategy (PP01 Rev 05) received by the Local Planning Authority on 27th October 2025
- Planting Plan Landscape Strategy (PP01 Rev 05) received by the Local Planning Authority on 4th September 2025

The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed in writing with the Local Planning Authority. If within a period of five years from the date of the planting, any tree or plant is removed, uprooted or destroyed or dies, another tree or plant of the same species and size as that originally planted shall be planted at the same place during the current or next planting season.

Reason: To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies LP11, LP12 and LP31 of the Huntingdonshire Local Plan to 2036.

33. Condition.

Notwithstanding the details shown on the plans hereby approved, no development above slab level shall commence, until details of the substation have been submitted to and approved in writing by the Local Planning Authority. The details shall include the siting, means of enclosure, appearance and materials. The development shall be implemented in accordance with the approved details.

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Reason: In the interests of visual amenity in accordance with Policy LP12 of the Huntingdonshire Local Plan to 2036.

34. Condition.

No development, except for site clearance, shall commence, until details of the existing and proposed ground levels and contours have been submitted to and approved in writing by the Local Planning Authority. The details shall include:
(a) The relationship to a specified datum point of proposed finished floor levels, ground levels and gradients to existing vegetation and surrounding landform, in addition to levels of the plot boundaries, highways and adjacent properties (such details shall include the height and gradient of embankments and the treatment and height of retaining walls where applicable);
(b) Levels/gradients of all accesses, to include pathways, circulation areas, delivery yards, parking spaces, steps and ramps.
The development shall be carried out in accordance with the approved details and retained as such.

Reason: To ensure that the proposed finished floor levels and landform do not detract from the character and appearance of the area and residential amenity in accordance with Policies LP12 and LP14 of the Huntingdonshire Local Plan to 2036.

35. Condition.

No development above slab level shall take place until details of hard landscape works have been submitted to and approved in writing by the Local Planning Authority. These details shall include:
(a) minor artefacts and structures (e.g. furniture, refuse or other storage units, signage, lighting); proposed and existing functional services above and below ground (e.g. drainage, power, communications cables, pipelines indicating lines, manholes, supports);
(b) hard surfacing materials for the Estate Road, footways, foot / cycle path, other vehicle and pedestrian access and circulation areas, delivery yards, parking spaces and means of delineation, road crossings, tactile paving and dropped kerbs
(c) boundary treatments indicating the positions, design, materials and type of boundary treatments to be erected.
The development shall be carried out in accordance with the approved details and retained as such.



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Reason: To ensure the development is satisfactorily assimilated into the area and in the interests of visual amenity in accordance with Policy LP12 of the Huntingdonshire Local Plan to 2036.

36. Condition.

Notwithstanding the details shown on the plans hereby approved, no solar panels shall be installed until details of the siting, design, materials (including colour), mounting methods and any ancillary equipment has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out strictly in accordance with the approved details.

Reason: To ensure that the appearance of the development is acceptable and does not adversely affect the character and visual amenity of the area, in accordance with Policy LP12 of the Huntingdonshire Local Plan to 2036.

37. Condition.

Notwithstanding the details shown on the plans hereby approved, no development above slab level shall commence, until details of the facilities for the provision of secure covered cycle parking for use in connection with the development have been submitted to and approved in writing by the Local Planning Authority. The details shall include details of the internal staff cycle parking and the siting, means of enclosure, cycle rack systems where appropriate, appearance and materials of external cycle storage. The facilities shall be provided in accordance with the approved details before the development to which it relates is occupied and shall be retained as such.

Reason: To ensure appropriate provision for the secure storage of bicycles to encourage sustainable travel in accordance with Policies LP12, LP16 and LP17 of the Huntingdonshire Local Plan to 2036 and the Huntingdonshire Design Guide SPD 2017.

38. Condition.

The development hereby permitted shall be carried out in accordance with the submitted tree protection measures (reference BS5837:2012 -Trees in relation to design, demolition and construction. Arboricultural matters in relation to trees at land off Somersham Road, St Ives prepared by East Midlands Tree Surveys Ltd dated 24th April 2024) received by the Local Planning Authority on 1st October 2024. The measures shall be implemented prior to the commencement of any development, demolition, clearance or other preparatory operations including excavations and shall be retained intact for the

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duration of the construction works. 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: To safeguard the retained trees, shrubs and hedges on and adjacent to the site and in the interests of visual amenity, and to enhance the character and appearance of the site in accordance with Policies LP12 and LP31 of the Huntingdonshire Local Plan to 2036.

39. Condition.

The development shall be carried out in accordance with the *'Environmental noise assessment for a proposed Industrial / commercial development off Somersham Road, St Ives'* report reference number LM/J3801/18609, dated June 2024 and the following mitigation measures it details:

- There shall be no site deliveries, external fork lift truck movements or any external activities outside of the hours between 07:00 and 23:00.
- Roller shutter doors and pedestrian access doors serving the buildings shall be kept closed except when required to provide ingress / egress.

The development shall be implemented in accordance with the approved mitigation measures and retained for the lifetime of the development.

Reason: To protect the amenity of nearby properties in accordance with Policy LP14 of the Huntingdonshire Local Plan to 2036.

40. Condition.

Prior to the first occupation of any building, the estate road and 3 metre wide foot/cycleway within the site shall be constructed to at least binder course surfacing level to the adjoining County road in accordance with the approved details.

Reason: In the interests of highway safety and to ensure satisfactory access into the site in accordance with Policy LP17 of the Huntingdonshire Local Plan to 2036.

41. Condition.

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The access shall be a minimum width of 7.3 metres, for a minimum distance of 20 metres measured from the near edge of the highway carriageway and retained as such.

Reason: In the interests of highway safety in accordance with Policies LP12 and LP17 of the Huntingdonshire Local Plan to 2036.

42. Condition.

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 in accordance with Policies LP12 and LP17 of the Huntingdonshire Local Plan to 2036.

43. Condition.

No development shall commence until details of the vehicular, pedestrian and cycle crossing of the ditch/watercourse along the frontage of the site shall be submitted and approved in writing by the Local Planning Authority. The developed shall thereafter be implemented prior to first occupation of any building and retained as such.

Reason: To ensure construction of a satisfactory access in accordance with Policies LP12 and LP17 of the Huntingdonshire Local Plan to 2036.

44. Condition.

Prior to the first occupation of the development, visibility splays shall be provided each side of the vehicular access in full accordance with the details indicated on the submitted plan No31874/2005/101 rev P06.

The splays shall thereafter be maintained free from any obstruction exceeding 0.6m above the level of the adjacent highway carriageway.

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Reason: In the interests of highway safety in accordance with Policies LP12 and LP17 of the Huntingdonshire Local Plan to 2036.

45. Condition.

Prior to the first occupation of the development the junction of the access with the highway carriageway shall be laid out with 15 metre radius kerbs.

Reason: In the interests of highway safety in accordance with Policies LP12 and LP17 of the Huntingdonshire Local Plan to 2036.

46. Condition.

No development shall commence until details of drainage measures to prevent surface water run off onto the adjacent public highway shall be submitted and approved in writing by the Local Planning Authority. The access shall be implemented prior to occupation of any building and retained in accordance with the approved details.

Reason: To prevent surface water discharging to the highway in the interests of highway safety in accordance with Policies LP12 and LP17 of the Huntingdonshire Local Plan to 2036.

47. Condition.

No development shall commence until details of the off-site highway works to the western side of Somersham Road have been submitted to and agreed in writing by the Local Planning Authority in consultation with the Highway Authority. The off-site highway works shall be carried out prior to first occupation of the development hereby permitted.

Reason: To ensure that the highway network is adequate to cater for the development proposed in the interests of highway safety in accordance with Policies LP12 and LP17 of the Huntingdonshire Local Plan to 2036.

48. Condition.

No external lighting shall be provided or installed on the estate road or Plot 7 and 8 until a lighting strategy has been submitted to and approved in writing by the Local Planning Authority. This information



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shall include a layout plan with beam orientation and schedule of equipment in the design (luminaire type; mounting height; aiming angles, luminaire profiles and a lighting contour map).

The lighting strategy shall:

- identify those areas and features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging.
- show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the bats from using their territory or having access to their breeding sites and resting places.

All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the Local Planning Authority.

Reason: In the interests of residential amenity, the appearance of the area, the environment, wildlife and biodiversity interests and to ensure adequate safety and security on site, in accordance with Policies LP11, LP12, LP14 and LP30 of the Huntingdonshire Local Plan to 2036.

49. Note to applicant.

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.

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

50. Note to applicant.

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

51. Note to applicant.

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 applicants 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.

52. Note to applicant.

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.

A public sewer is shown on record plans within the land identified for the proposed development. It appears that development proposals will affect existing public sewers. It is recommended that the



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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.

Not building will be permitted within the statutory easement width of 3 metres from the pipeline without agreement from Anglian Water.

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 sewers included in a sewer adoption agreement with Anglian Water (under Sections 104 of the Water Industry Act 1991), they should contact the Development Services Team at Anglian Water at the earliest opportunity. Sewers intended for adoption should be designed and constructed in accordance with the Sewers for Adoption guide for developers, as supplemented by Anglian Water's requirements.

An application to discharge trade effluent must be made to Anglian Water and must have been obtained before any discharge of trade effluent can be made to the public sewer. Anglian Water recommends that petrol/oil interceptors be fitted in all car parking/washing/repair facilities. Failure to enforce the effective use of such facilities could result in pollution of the local watercourse and may constitute an offence. Anglian Water also recommended the installation of properly maintained fat traps on all catering establishments. Failure to do so may result in this and other properties suffering blocked drains, sewage flooding and consequential environmental and amenity impact and may also constitute an offence under section 111 of the Water Industry Act 1991.

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



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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 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



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footings of any new buildings are in place.

General Notes

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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