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Mr David Mead
The Planning Partnership
14 Hilton Road
Fenstanton
Huntingdon
PE28 9LJ

Our Ref: 25/00925/PMBPA
Your Ref: Robinson Class Q 2025

24th July 2025

Dear Mr Mead

Town & Country Planning (General Permitted Development) (England) Order 2015.

Proposal: Change of use of existing agricultural building to three dwellings at Cherry Lodge Farm, Puddock Road, Warboys.

Farm is currently over 125 acres (see attached holding plan) Previously 350 acres. Growing wheat, barley, field beans potatoes and onions. Also have 38 acres of land in the SFI agreement scheme.
Holding number is 05/379/0261.

Site address: Cherry Lodge Puddock Road Warboys Huntingdon

Applicant: Mr and Mrs Robinson

I refer to the above submission received on the 22nd May 2025 and can confirm that Prior Approval has been given for the proposal. You will be free to proceed with the development under the "Order" provided that it is exactly in accordance with your submitted proposals.

Plan Type	Reference	Version	Date Received
Floor plans and Elevations	JPT/MR/0724.003	Rev C	22.05.2025
Block and Location plan	JPT/MR/0724/001		22.05.2025

Subject to the following condition/s.

1. Condition.
   The development hereby permitted under Class Q must be completed within a period of 3 years starting with the prior approval date.

Reason: To comply with Class Q.2 (4) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

2. Condition.
The works 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 ensure that the works are carried out in accordance with the approved plans.

3. Condition.
Notwithstanding the submitted details, no development shall take place above slab level, other than demolition, until full details of the materials to be used in the construction of the development including but not limited to, bricks, render, cladding, roofing material, doors, windows, rainwater goods, flues and vents have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure the external appearance of the development does not detract from the character and appearance of the area in accordance with Policy LP10 and LP12 of the Huntingdonshire Local Plan to 2036.

4. Condition.
A. Site Investigation Information
No development shall take place until an assessment of the nature and extent of contamination has been submitted to and approved in writing by the local planning authority. This assessment must be undertaken by a competent person and shall assess any contamination on the site, whether or not it originates from the site. Moreover, it must include;
(i) details of previous land uses;
(ii) a site investigation survey of the extent, scale and nature of contamination;
(iii) an assessment of the potential risks to;
a) human health,
b) property*,
c) adjoining land,
d) groundwaters and surface waters,
e) ecological systems and
f) archaeological sites and ancient monuments.
* Property (existing or proposed) includes buildings, crops, livestock, pets, woodland and service lines and pipes

B. Submission of Remediation Scheme
Where contaminated is found which poses unacceptable risks, as determined by the local planning authority in its response to (A), no development shall take place until a detailed remediation scheme has been submitted to and approved in writing by the local planning authority. The scheme shall include;
(i) an options appraisal and remediation strategy;
(ii) remediation objectives and remediation criteria;
(iii) remediation works to be undertaken and the order in which the works will be progressed;
(iv) a verification scheme providing details of the data that will be collected in order to demonstrate that the works set out in (iii) have been completed and identifying any requirements for longer-term monitoring of contaminant linkages, maintenance and arrangements for contingency action.
The scheme should be designed to ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use.

C. Implementation of Approved Remediation Scheme
Where a detailed remediation scheme has been required and approved under (B), no occupation of any part of the permitted development which has been identified in the scheme as being subject to contamination shall take place until the approved scheme has been implemented and the verification report, including the results of sampling and monitoring carried out in accordance with the approved verification scheme to demonstrate that the site remediation criteria have been met, has been submitted to and approved in writing by the local planning authority. The report shall, if required by the local planning authority, also include a reassessment of the long-term monitoring of contaminant linkages, maintenance and arrangements for contingency action. The long-term monitoring and maintenance proposals shall be implemented as finally approved.

D. Reporting of Unexpected Contamination
If, during development, contamination not previously identified is found to be present at the site;
(i) it shall be reported in writing to the local planning authority within 1 working day;
(ii) no further development (unless otherwise agreed in writing by the local planning authority) shall be carried out until site investigations have been undertaken and a remediation strategy has been submitted to and approved in writing by the local planning authority detailing how this unsuspected contamination will be dealt with;
(iii) the remediation strategy shall be implemented as approved;
(iv) no occupation of any part of the permitted development identified in the remediation strategy as being affected by the previously unidentified contamination shall take place until;
a) the approved scheme has been implemented in full and any verification report required by the scheme has been submitted to and approved in writing by the local planning authority;
b) if required by the local planning authority, any proposals for long-term monitoring of contaminant linkages, maintenance and arrangements for contingency action have been submitted to and approved in writing by the local planning authority.
(v) the long-term monitoring and maintenance plan shall be implemented as approved.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property, ecological systems and heritage assets, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with the National Planning Policy Framework. To ensure that any contamination of the site is effectively remediated in the interests of environmental and public safety in accordance with Policies LP14 and LP37 of the Huntingdonshire Local Plan to 2036.

5. Condition.
The development, hereby permitted, shall not be occupied until all identified flood alleviation and protection measures, including the raising of finished floor levels, have been completed in accordance with the Flood Risk Assessment received by the Local Planning Authority 01/07/2025. The completed measures shall thereafter be retained in accordance with the approved measures.

Reason: To prevent the increased risk of flooding in accordance Policy LP5 of the Huntingdonshire Local Plan to 2036.

6. Condition.
The development hereby approved shall be carried out in accordance with the recommendations and enhancement measures detailed in the submitted Preliminary Ecological Appraisal received by the Local Planning Authority on 22/05/2025.

Reason: To complement or enhance features of biodiversity value in accordance with Policy LP30 of the Huntingdonshire Local Plan to 2036.

7. Condition.

The access shall be a minimum width of 5m, for a minimum distance of 10m measured from the near edge of the highway carriageway.

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

8. Condition.
Prior to the first occupation of the development sufficient space shall be provided within the site 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: In the interests of satisfactory development and highway safety and in accordance with Policy LP17 of the Huntingdonshire Local Plan to 2036.

9. Condition.
Prior to the first occupation of the development visibility splays shall be provided each side of the vehicular access. Minimum dimensions to secure the required splays shall be 2.4m, measured along the centre line of the proposed access from its junction with the channel line of the highway carriageway, and 215m, measured along the channel line of the highway carriageway from the centre line of the proposed access.

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

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

10. 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.

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

11. Note to applicant.
As the site could flood to a depth of up to 1.0m AOD in the event of a breach of the Ouse Washes flood defences, it is strongly recommended that flood resilience measure are incorporated up to at least 1.0mAOD.

Any proposed flood resistance or resilience measures should follow current Government Guidance. For more information on flood resilience techniques, please see the Department for Communities and Local Government (DCLG) guidance document 'Improving the Flood Performance of New Buildings - Flood Resilient Construction, 2007', which is available on the following website: https://www.gov.uk/government/publications/flood-resilient-construction-of-new-bbuildings

The Environment Agency operates a flood warning system for properties currently at risk of flooding to enable householders to protect life or take action to manage the effect of flooding on property. Flood Warnings Service (F.W.S) is a national system run by the Environment Agency for broadcasting flood warnings. Receiving the flood warnings is free; you can choose to receive your flood warning as a telephone message, email, fax or text message. To register your contact details, please call Floodline on 0345 988 1188 or visit www.gov.uk/flood

Residents are encouraged to produce a flood evacuation plan.

It is a requirement of the above that the development shall be completed within a period of 3 years from the date of this notice.

It is a requirement of the above that the applicant shall notify the Local Planning Authority of the completion of the development as soon as reasonably practicable after completion, and that this notification shall be in writing and include (a) the name of the applicant, (b) the address or location of the development and (c) the date of completion.

Consent may be required under Building Regulations and you should contact that Department on 01480 388455.

Should you need to discuss your applications decision you can contact Huntingdonshire District Council's Planning Dept with your query at DevelopmentControl@huntingdonshire.gov.uk



Clara Kerr
Chief Planning Officer