Application Number: 25/00489/FUL

TOWN & COUNTRY PLANNING ACT 1990

Planning Permission

Mr Ian Pick
Harrison Pick Ltd
Station Farm Offices
Wansford Road
Nafferton
Driffield
YO25 8NJ

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

Proposal: Erection of an agricultural building for free range egg production with associated feed bins, linked egg packing and storage building, linked manure trailer store, hardstandings and access track.

Site address: Land South East Of Wood Farm Vicarage Road Waresley

Applicant: Mr Charles Mear Feversham Free Range Eggs Ltd

in accordance with your application received on 14th March 2025 and plans (listed below) which form part of the application

Plan Type	Reference	Version	Date Received
Location Plan	IP/25/WF/01		14.03.2025
Site Plan	IP/25/WF/02		14.03.2025
Roof Plan	IP/25/WF/04		14.03.2025
Floor plans and Elevations	IP/25/WF/03		14.03.2025
drainage details	WFB-AWP-ZZ-XX-D-C-4300	Rev P3	26.06.2025

Subject to the following condition/s.

1. Condition.

C. Kerr

Clara Kerr
Chief Planning Officer

Date 5th August 2025

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

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

2. Condition.
Notwithstanding details required under any other condition of this permission, 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.

3. Condition.
The materials to be used in the external construction of the development, hereby permitted, shall be as detailed in the submitted application form received by the Local Planning Authority (LPA) on the 14th of March 2025 unless otherwise agreed in writing by the LPA.

Reason: To ensure the external appearance of the development does not detract from the character and appearance of the area in accordance with Policies LP3, LP10 and LP12 of the Huntingdonshire Local Plan to 2036.

4. Condition.
Notwithstanding the details shown on the approved plans, no development above slab level shall take place until details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. These details shall include:

(a) indications of all existing trees and hedgerows on the land and details of any to be retained; planting plans (which show the relationship to all underground services); 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;

(b) boundary treatments indicating the positions, design, materials and type of boundary treatments to be erected;

(c) a hard landscaping plan, indicating location, manufacturer, type, colour and size;

Reason: To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies LP3, LP10, LP11, LP12 and LP30 of the Huntingdonshire Local Plan to 2036.

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5. Condition.
No development, demolition, clearance or preparatory operations shall commence until details of the existing and proposed levels and contours have been submitted to and approved in writing by the Local Planning Authority. The submitted details shall show the relationship of proposed levels and contours to existing vegetation and surrounding landform. The development shall be carried out in accordance with the approved details.

Reason: To ensure that before any development commences , changes in the existing landform have no adverse impact on retained natural feature in the interests of visual amenity and the appropriate character and appearance of the site in accordance with Policy LP12 of the Huntingdonshire Local Plan to 2036.

6. Condition.
No laying of services, creation of hard surfaces or erection of a building shall commence until a detailed surface water drainage scheme for the site, based on the agreed Flood Risk Assessment and Sustainable Drainage Strategy, Alan Wood and Partners, ref:51768, Rev A dated 6th of June 2025 and received by the LPA on the 7th of June 2025 has been submitted to and approved in writing by the LPA. The scheme shall subsequently be implemented in full accordance with the approved details prior to first occupation of the building.

Reason: To prevent the increased risk of flooding, to improve and protect water quality, and improve habitat and amenity in accordance with Policies LP5, LP14, LP15 and LP30 of the Huntingdonshire Local Plan to 2036.

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

Reason: To ensure surface water is managed appropriately during the construction phase of the development, so as not to increase the flood risk to adjacent land/properties or occupied properties within the development itself; recognising that initial works to prepare the site could bring about unacceptable impacts. In accordance with Policies LP5, LP14 and LP15 of the Huntingdonshire Local Plan to 2036.

8. Condition.
The proposed manure trailer as shown on approved plan reference number IP/25/WF/03 dated March 2025 and received by the Local Planning Authority on the 14th of March 2025 should be

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covered (when not in active use such as being filled) in order to prevent water ingress and odour release.

Reason: In order to prevent escape of unacceptable odour in accordance with Policies LP10 and LP14 of the Huntingdonshire Local Plan to 2036.

9. Condition.
No development shall commence until a Biodiversity Net Gain Plan has been submitted to and approved in writing by the Local Planning Authority demonstrating a scheme for biodiversity net gain to achieve 10% biodiversity net gain (BNG). These details shall include:

a) A Biodiversity Net Gain Plan Template which provides details on how the development will achieve 10% biodiversity net gain (BNG). The details shall include but not be limited to; net gain strategy, irreplaceable habitats, on-site habitat enhancements, off-site habitat enhancements, statutory biodiversity credits and trading summary;

b) A Biodiversity Method Statement which provides details of how the recommendations contained within the submitted Preliminary Ecological Appraisale prepared by Craig Emms and Linda Barnett, dated January 2025 and received by the Local Planning Authority on the 14th of March 2025 will be carried out. The details shall include but not be limited to; specification, location, timing, external lighting and an implementation programme.

c) A management and monitoring plan for on-site and off-site biodiversity net gain including 30 year objectives, management responsibilities, maintenance schedules and a methodology to carry out monitoring in years 2, 5, 10, 20 and 30 from commencement of development, to ensure the BNG is progressing towards achieving its objectives;

d) How contingencies and/or remedial action will be identified, agreed with the Local Planning Authority and implemented where the plan is not meeting the BNG requirements. The development shall be carried out in accordance with the approved details.

Reason: To ensure the conservation and enhancement of biodiversity and delivery of 10% Biodiversity Net Gain (BNG). To ensure the habitats and hedgerows formed are maintained for at least 30 years in accordance with Policy LP30 of the Huntingdonshire Local Plan to 2036 and Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021).

10. Note to applicant.
Surface water and groundwater bodies are highly vulnerable to pollution and the impact of construction activities. It is essential that the risk of pollution (particularly during the construction phase) is considered and mitigated appropriately. It is important to remember that flow within the

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watercourse is likely to vary by season and it could be dry at certain times throughout the year. Dry watercourses should not be overlooked as these watercourses may flow or even flood following heavy rainfall.

11. Note to applicant.
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.

12. Note to applicant.
*Public Bridleway No. 2, Waresley-cum-Tetworth must remain open and unobstructed at all times. Building materials must not be stored on Public Rights of Way and contractors' vehicles must not be parked on it (it is an offence under s 137 of the Highways Act 1980 to obstruct a public Highway).

*The Public Bridleway must not be used to access the development site unless the applicant is sure they have lawful authority to do so (it is an offence under S34 of the Road Traffic Act 1988 to drive on a Public Bridleway without lawful authority).

*No alteration to the Bridleway's surface is permitted without our consent (it is an offence to damage the surface of a public footpath under s 1 of the Criminal Damage Act 1971).

*Landowners are reminded that it is their responsibility to maintain boundaries, including trees, hedges and fences adjacent to Public Rights of way, and that any transfer of land should account for any such boundaries (s154 Highways Act 1980).

*The granting of planning permission does not entitle a developer to obstruct a Public Right of Way (Circular 1/09 para 7.1).

*It is the responsibility of the Applicant to ensure that any works which may result in a material loss of established vegetation and/or damage to existing ecosystems (including potentially both habitats and protected species) within the existing public right of way or adjoining land, comply with relevant legislation and that any supplementary permits or permissions are secured prior to undertaking their public rights of way works.

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*If temporary closures are required during construction work, this requires a Temporary Traffic Regulation Order (TTRO). Please apply to the Street Works Team, further information regarding this can be found on the County Council's website at

https://www.cambridgeshire.gov.uk/residents/travel-roads-and-parking/roads-and-pathways/highway-licences-and-permits

13. Note to applicant.
Prior to commencement of work accurate records should be obtained from the Plan Provision Department at UK Power Networks, Fore Hamlet, Ipswich, IP3 8AA.

In the instance of overhead cables within the vicinity, GS6 guidelines (Avoiding danger from overhead power lines) would need to be adhered to and a copy can be obtained from the HSE website.

Should any diversion works be necessary because of the development then enquiries should be made to the Customer Connections department. The address is UK Power Networks, Metropolitan house, Darkes Lane, Potters Bar, Herts, EN6 1AG.

Support and application forms are on the UKPN website - Moving electricity supplies or equipment | UK Power Networks

14. 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.

15. 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

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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.

16. Note to applicant.
A fee is payable for each "request" when submitting details pursuant to a condition or conditions of this permission that require(s) details to be submitted to and approved by the Local Planning Authority (ie details submitted under Article 21 of the Town and Country Planning (General Development Procedure) Order). Further details on what constitutes a "request" can be found in the "Guidance Note - Fees for confirmation of compliance with condition attached to a planning permission". The appropriate fee can be found in the "Planning Fees Form". Both documents can be viewed via www.huntsdc.gov.uk .



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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 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.

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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

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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