Policy Guidance Checklist

Please note this checklist needs to be submitted to Huntingdonshire District Council with all applications.

Application ref: 26/01970/FUL. Site: 41 Edison Road, St Ives PE27 3LF.

Proposal: External 3,100 litre liquid argon VIE on concrete plinth with associated pipework.

Applicant: Orbital Fabrications Ltd. Completed by Douglas Major, 12 November 2026.

Local Plan Policy No.	Policy Title	Policy requirement	Document required	Yes	No	Where is this located within the submission?
LP5	Flood risk	Flood risk information	FRA / Checklist	☐	☒	Plant plinth on existing hardstanding. No new floorspace and no increase in impermeable area. Flood risk addressed on the application form.
LP6	Waste water management	Waste Water Management Connections	Statement	☐	☒	No foul or trade effluent connection. No change to existing drainage.
LP12	Design implementation	All new homes to comply with Approved Document G and non-residential to meet BREEAM standards	Statement	☐	☒	N/A. External plant installation only, no new building or floorspace.
LP15	Surface water	Surface Water as per SPD	Statement and/or plan	☐	☒	Plinth sits on existing hardstanding. No increase in impermeable area and no change to surface water drainage.
LP16	Sustainable travel	Parking provision cars/cycles. 1 clear cycle space per bedroom for new dwellings	No. of bedrooms:Click or tap here to enter text. No. of cycle spaces:Click or tap here to enter text.	☐	☒	N/A. Non-residential. No change to parking or cycle provision.

LP16	Sustainable travel	Transport impacts considered	A statement which demonstrates points a-e of this policy	☐	☒	No change to staff numbers or vehicle movements. Periodic bulk liquid argon deliveries by supplier tanker only.
LP18	Established employment areas	Is this site within an Established Employment Area?	A statement which demonstrates points a-d of this policy	☒	☐	Site is within an established employment area. Proposal is ancillary process plant supporting the existing industrial use. No loss of employment land or floorspace.
LP22	Local services and community facilities	Is there a loss of a Community Facility?	Evidence of alternative service/facility to be provided OR evidence that there is no reasonable prospect of the service/facility being restored.	☐	☒	N/A
LP23	Tourism and recreation	Is the property to be used for Tourist accommodation? (Including caravans/campsites)	Robust Business Plan	☐	☒	N/A
LP24	Affordable housing provision	If 11+ homes or 1001m2 net are proposed	Affordable housing statement	☐	☒	N/A
LP25	Housing mix	Where 10 or more residential	Statement addressing A-E of policy	☐	☒	N/A
LP25	Housing Mix	Where all residential	Statement addressing F-H of policy	☐	☒	N/A
LP26	Specialist housing	Residential institutions	D&A or separate statement to meet criteria F of policy	☐	☒	N/A
LP27	Gypsies, travellers and travelling show people	Application for G&T or travelling show people	Evidence that they meet definition of paragraph 7.36 of policy	☐	☒	N/A
LP28	Rural exceptions policy	Evidence of need	Housing Needs Survey or other local needs evidence as per paragraph 7.48. A plan showing a) excluding all infrastructure	☐	☒	N/A
LP29	Health impact assessment	Health impact Assessment (50 or	Rapid HIA as per policy	☐	☒	N/A

		more dwellings/ 2ha or more)				
LP29	Health impact assessment	Health impact Assessment (200 or more dwellings)	Full HIA	☐	☒	N/A
LP30	Biodiversity and Geodiversity	Biodiversity	Complete checklist and if you have answered yes to any of the questions a PEA will be required.	☒	☐	HDC Biodiversity Checklist submitted. All answers No, so no PEA required.
LP30	Biodiversity and Geodiversity	Biodiversity (up to 49 dwellings and all other development)	A statement to demonstrate that there will be no net loss in biodiversity and provide a net gain where possible.	☒	☐	Plinth is on existing hardstanding. No habitat is lost, so no net loss in biodiversity. Exempt from statutory BNG (de minimis, under 25m2 of habitat affected).
LP30	Biodiversity and Geodiversity	Biodiversity (50 or more dwellings / 2ha or more)	Audit of losses and gains as per policy	☐	☒	N/A
LP31	Trees, Woodland, Hedges and Hedgerows		A statement if there is no impact covering LP31 showing all points considered.	☒	☐	No trees, woodland, hedges or hedgerows on or adjacent to the works area. No impact under LP31.
LP31	Trees, Woodland, Hedges and Hedgerows	Trees	If there is impact on trees above 150mm stem diameter /TPO'd trees we will require and arb impact assessment, and tree protection plan if required (where relevant)	☐	☒	No trees affected.
LP31	Trees, Woodland, Hedges and Hedgerows	Trees	If there are any trees on site a tree protection plan will be required	☐	☒	No trees within or adjacent to the works area.
LP31	Trees, Woodland, Hedges and Hedgerows	Trees	If any trees on the site protection details	☐	☒	No trees within or adjacent to the works area.
LP32	Protection of Open Space	Open Space	Is it designated?	☐	☒	Not designated open space.
LP32	Protection of Open Space	Open Space	If there is a b i. loss an assessment needs to be provided to meet b ii.	☐	☒	N/A

LP33	Rural Buildings	Rural Buildings	Statement addressing the policy criteria clarifying if it is a replacement or conversion	☐	☒	N/A. Not a rural building.
LP34	Heritage Assets and their settings	Heritage Assets and their settings	Where development affects a heritage asset/Conservation Area a heritage statement is required as per the policy	☐	☒	Not a heritage asset and not within a Conservation Area.
LP35	Renewable and Low Carbon Energy	Wind energy	If the proposal concerns wind energy a statement demonstrating you have met the requirements of this policy	☐	☒	N/A
LP36	Air Quality	Air Quality	For Largescale Majors and Air Quality Assessment including an Air quality assessment.	☐	☒	N/A. Not a large-scale major development.
LP36	Air Quality	AQA's	Will it affect an AQA? Or within 50m of one?	☐	☒	Not within or within 50m of an AQMA. The installation produces no emissions to air.
LP36	Air Quality	AQA's	If the answer above is yes you will need to demonstrate a low emissions strategy as well as an Air Quality Assessment	☐	☒	N/A
LP37	Ground Contamination and Groundwater pollution	If within an SPZ	Full construction details and techniques, including foundations, are required	☐	☒	Not within a groundwater Source Protection Zone.
LP38	Water related development	All	A statement addressing this policy	☐	☒	N/A. Not water-related development. No works to, or affecting, any watercourse.