Our Ref: SMS/CA/HU/0130/L.1/244303/MW/KH

Your Ref: Huntingdonshire 24/02123/FUL

Confirmed location: 518288, 277560

23 December 2024

For the attention of The Planning Department
Pathfinder House
St Mary's Street
Huntingdon
PE29 3TN

FISHER GERMAN LLP
Exolum Pipeline System Ltd
PO Box 7273
Ashby de la Zouch
Leicestershire
LE65 2BY

Tel: 0845 0701245
Email:
Exolumpipelinesystem@fishergerman.co.uk
www.fishergerman.co.uk

Dear Sirs/Madam

Exolum Pipeline System Ltd – Objection – Planning Application
Location: Land South East of 1 to 4 Hill Top Cottage, Alconbury Hill, Alconbury Weston, PE28 4JG

Regarding the above Referenced Planning Application. We confirm that our client's **High-Pressure Oil Pipeline Apparatus** will be affected by the application as indicated in the attached plan(s) and we must therefore **OBJECT** for the following key reasons:

- The application has the potential to contravene Exolum's ability to **Safely** access and maintain its assets under their legal rights as set out in Part IV of The Energy Act 2013, and

- Due to the potential for breach(s) of the Health & Safety at Work Act 1974 with specific concerns around Regulation 15 of the Pipeline Safety Regulations 1996 and the potential for any subsequent work close to the High-Pressure Pipeline to impact both the **Safety** of the pipeline and those doing the work.

We note in this specific case:

1. **The reduced pipeline working width and two road crossings need to be discussed in detail with Exolum.**

It is therefore critical that all Construction and Design work affecting a High-Pressure Pipeline is discussed and agreed with Exolum **before the objection can removed** and before any work on site.

NOTE: The location plan(s) supplied are intended for general guidance only and should not be relied upon for detailed design, excavation or construction purposes. No guarantee is given regarding the accuracy of the information provided in the plans and to verify the true location of the High-Pressure Pipeline at site contact **MUST** be made with Exolum to arrange a site visit.

My client must be consulted to ensure the proposal has no impact on their High-Pressure Pipeline apparatus. Their contact details are:

Central Services
Ashdon Road
Saffron Walden
Essex, CB10 2NF

Email: pipelinerow@exolum.com
Tel: 01799 564101

Regulated by RICS
RTPI Chartered Town Planners
Fisher German LLP is a limited liability partnership. Registered in England and Wales, Registered Number: OC317554. Registered Office: The Head Office, Ivanhoe Office Park, Ivanhoe Park Way, Ashby De La Zouch LE65 2AB. A list of members' is available for inspection at the registered office.
bmtrada ISO 9001 CERTIFICATION
bmtrada ISO 14001 CERTIFICATION
UKAS MANAGEMENT SYSTEMS

When contacting Exolum, please quote this Unique Reference Number **244303**. Information on how Exolum **Safely** manage development near its High-Pressure Pipeline apparatus can be found at the following link:

https://exolum.com/varios/TPA/CGU.0011.ITG.NWE.UK%20Managing%20Development%20and%20Works%20in%20Proximity%20to%20Exolum%20Pipelines.pdf

Should you require any further assistance regarding this letter please contact the undersigned or alternatively, you can contact Exolum using the details provided above.

Yours faithfully

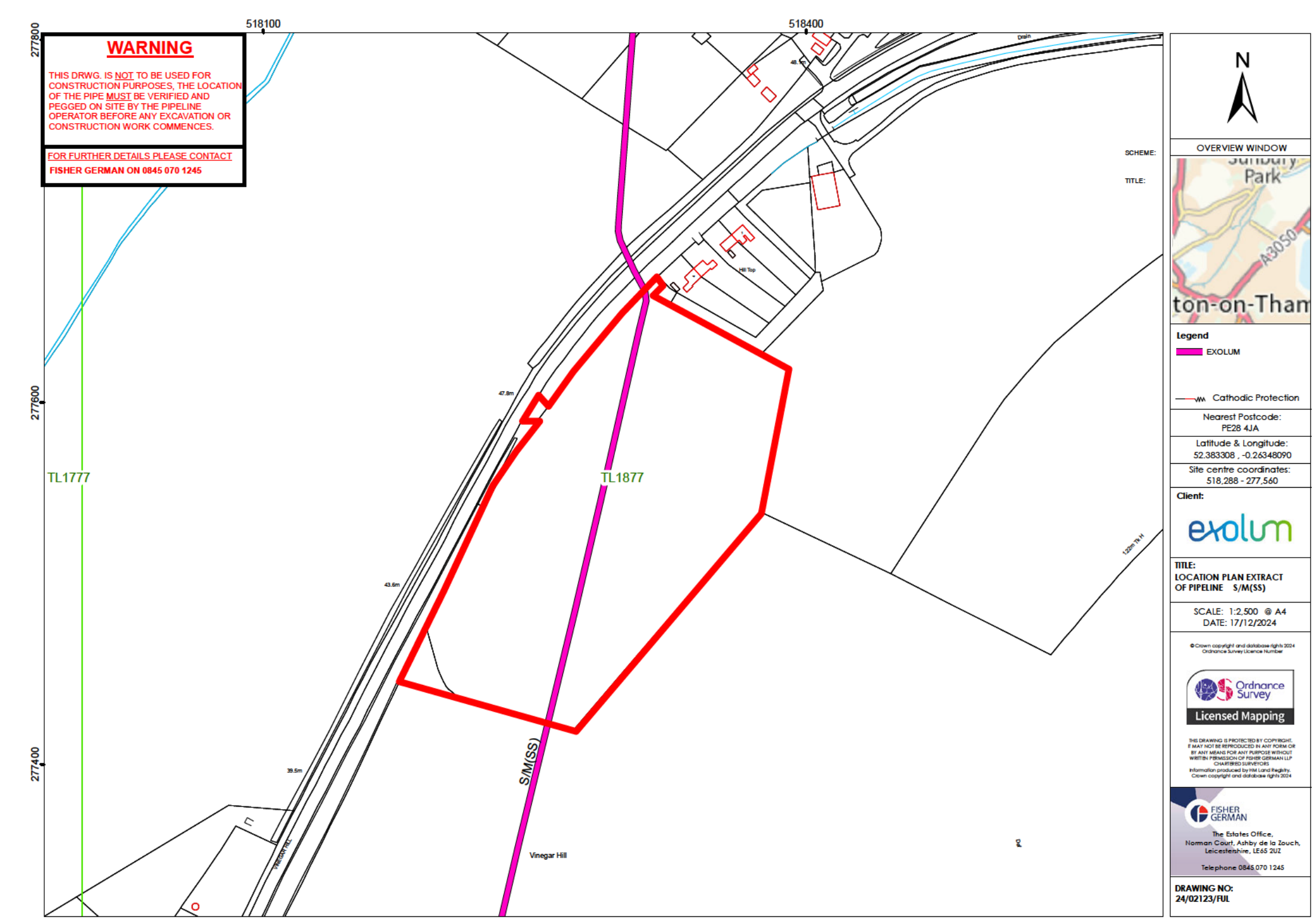
[redacted]

For and on behalf of [redacted] LLP (Exolum's Authorised Agent)

Enc. Location Plan

cc. Exolum Central Services

Fisher German, as agents acting for Exolum will store and process your data in full compliance with our legal obligations. We will pass your information to our client when required to do so to facilitate the ongoing contact process as the asset owner. Our client may need to share this information with other third-party partners to arrange access and to facilitate maintenance activities, where appropriate. This information will not be sold or made available for marketing purposes. Further details about how your data will be used can be found on our client's website www.exolum.com or by contacting them by email: ukinfo@exolum.com or telephone: 020 7657 1250



WARNING

THIS DRWG. IS NOT TO BE USED FOR CONSTRUCTION PURPOSES, THE LOCATION OF THE PIPE MUST BE VERIFIED AND PEGGED ON SITE BY THE PIPELINE OPERATOR BEFORE ANY EXCAVATION OR CONSTRUCTION WORK COMMENCES.

FOR FURTHER DETAILS PLEASE CONTACT
FISHER GERMAN ON 0845 070 1245

N

SCHEME:

TITLE:

OVERVIEW WINDOW

Legend

EXOLUM

Cathodic Protection

Nearest Postcode:
PE28 4JA

Latitude & Longitude:
52.383308 , -0.26348090

Site centre coordinates:
518,288 - 277,560

Client:

exolum

TITLE:
LOCATION PLAN EXTRACT OF PIPELINE S/M(SS)

SCALE: 1:2,500 @ A4
DATE: 17/12/2024

© Crown copyright and database rights 2024 Ordnance Survey Licence Number

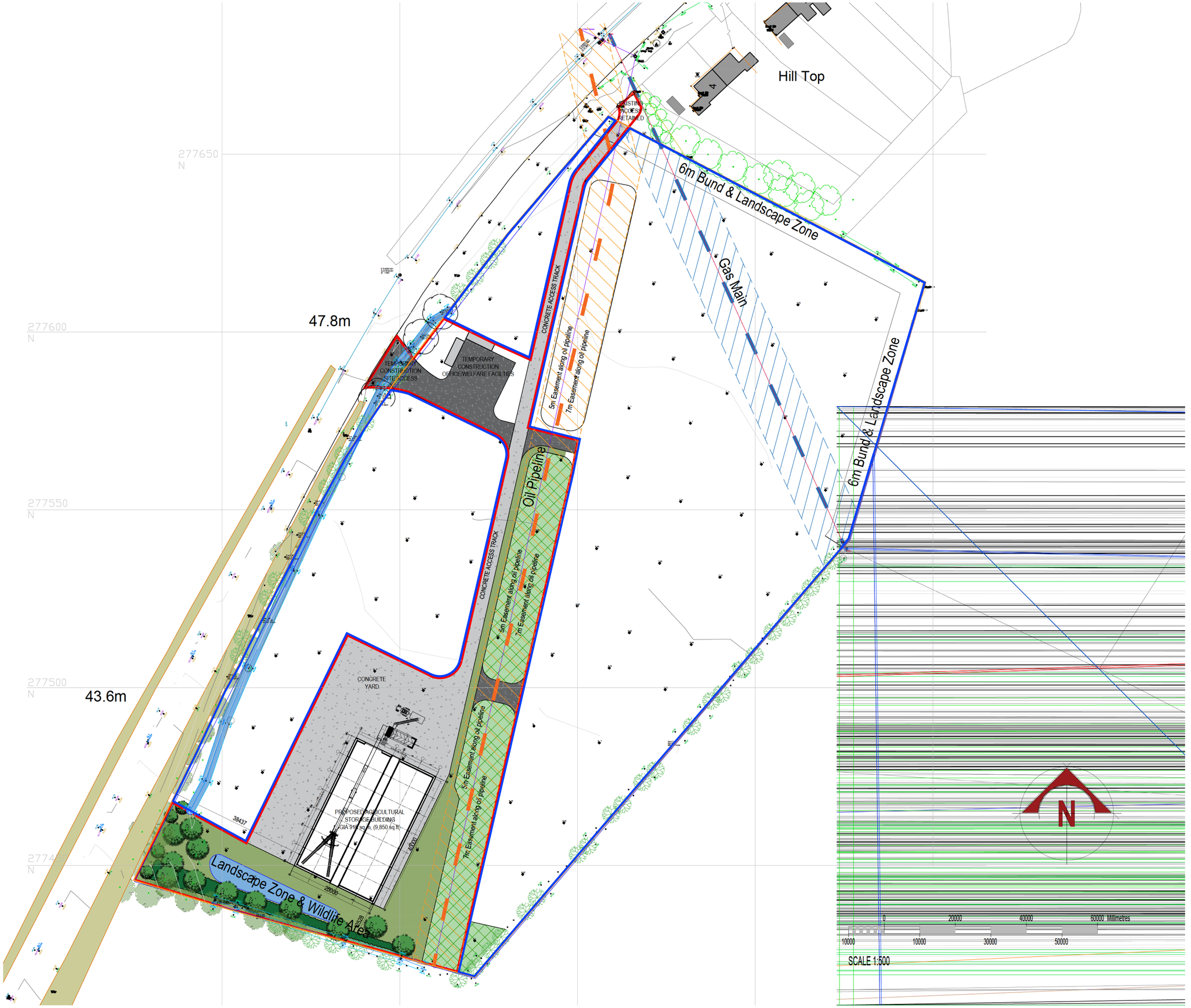
Ordnance Survey Licensed Mapping

THIS DRAWING IS PROTECTED BY COPYRIGHT. IT MAY NOT BE REPRODUCED IN ANY FORM OR BY ANY MEANS FOR ANY PURPOSE WITHOUT WRITTEN PERMISSION OF FISHER GERMAN LLP CHARTERED SURVEYORS
Information produced by HM Land Registry. Crown copyright and database rights 2024

FISHER GERMAN
The Estates Office,
Norman Court, Ashby de la Zouch,
Leicestershire, LE65 2UZ
Telephone 0845 070 1245

DRAWING NO:
24/02123/FUL

This drawing is copyright of DT Architects. Do not scale from this drawing. Check all dimensions onsite. The contractor shall bring any discrepancies immediately to the notice of the Architect.



AREA SCHEDULE

Site Area =	8,121 sq m	(0.81 ha approx)
Building 01	915 sq.m	(9,850 sq.ft)

SERVICES LEGEND

- GAS PIPEWORK
- 15m GAS EASEMENT (7.5m either side of pipe)
- OIL PIPEWORK
- 12m OIL EASEMENT (5-7m either side of pipe)
- 12m OIL EASEMENT no build area

EXTERNAL FINISHES KEY

- Concrete Yards & Access Track
- Crushed & Compacted Road Planings
- Soft Landscaping
- Drainage Feature
- Existing Trees
- Proposed Trees

revision	note	date
P05	schedule updated	07.11.24
P04	red line boundary updated	06.11.24
P03	access track updated	07.10.24
P02	access and drainage updated	03.10.24
P01	preliminary issue for comment	02.10.24

client

Quality Fruit and Veg Ltd

project title

New Onion Storage Facility
Alconbury Weston

drawing title

Siteplan - as Proposed

drawing status

Planning

scale	date	
1:500 @ A1	October 2024	
project number	drawing number	revision
2818	AL0202	P05

DT ARCHITECTS
01733 393010
www.dtarchitects.co.uk

Planning Huntingdonshire 24/02123/FUL

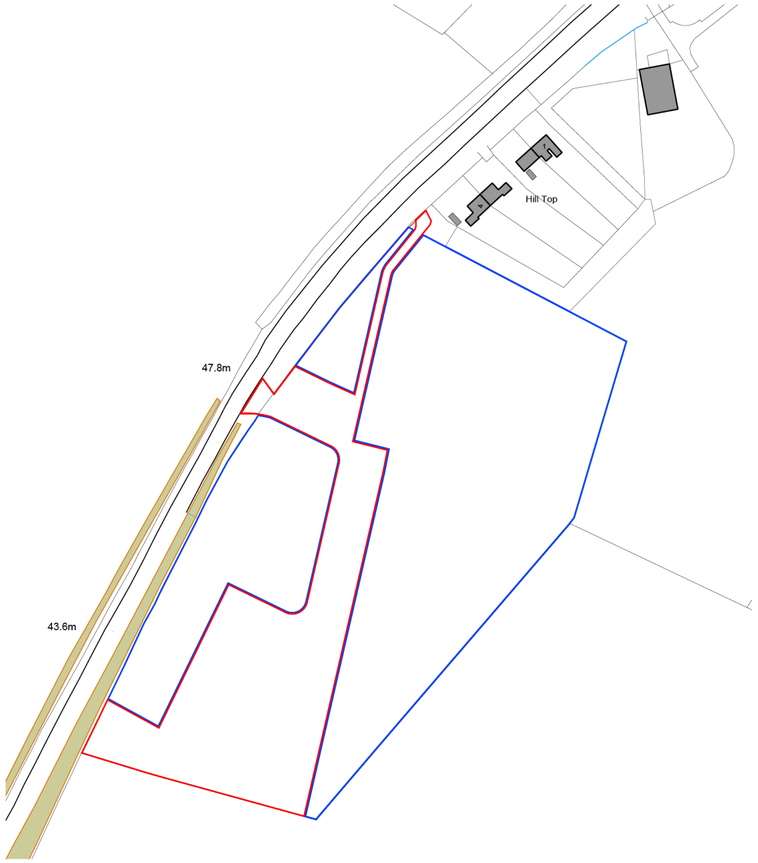
[redacted]@fishergerman.co.uk> Created on 23/12/2024 10:12

Planning
Huntingdonshire 24/02123/FUL

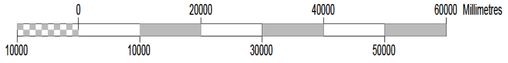
[redacted]€‹â€‹â€‹â€‹
Draughtsman
For and on behalf of Fisher German LLP

[redacted]

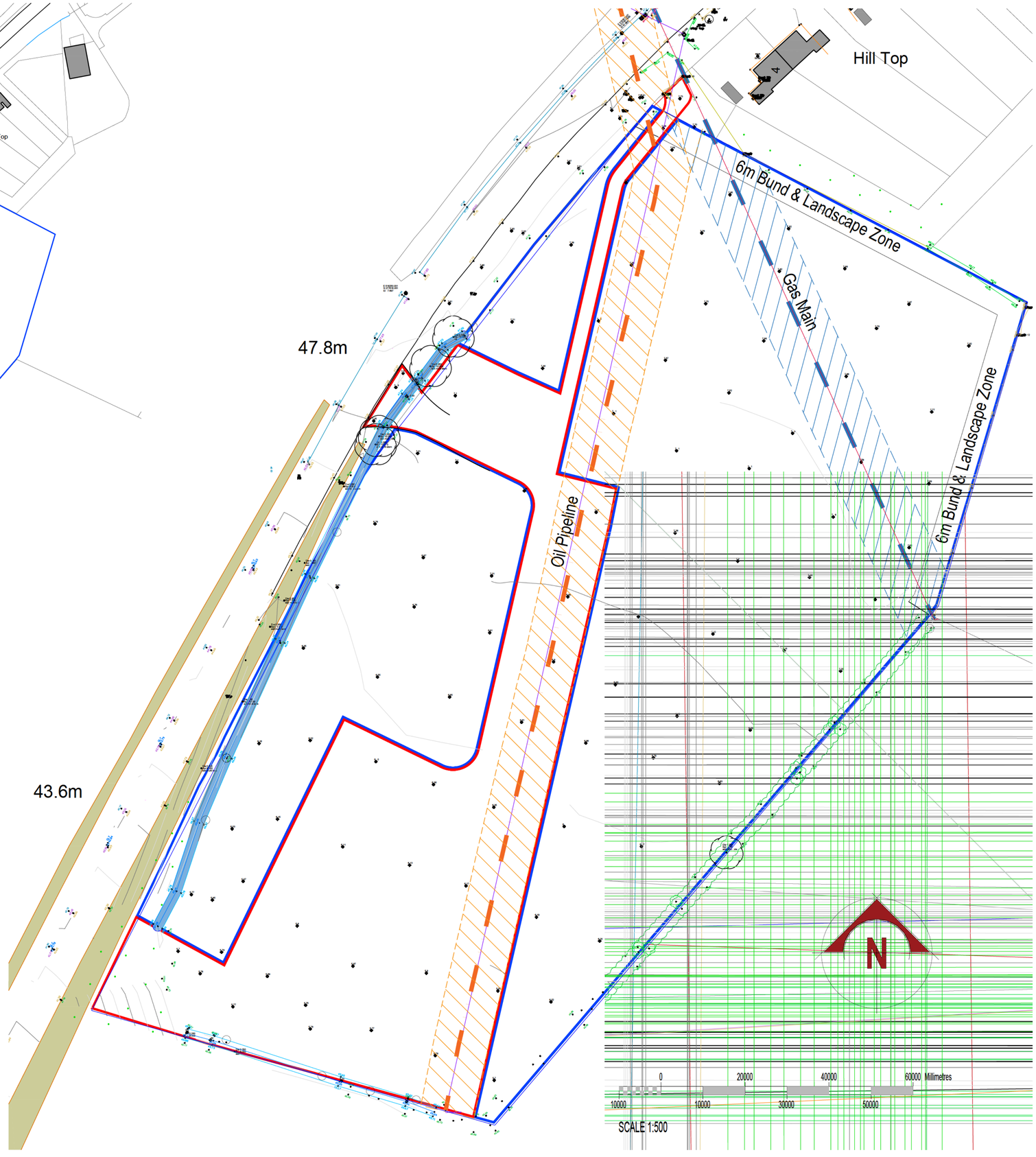
This email message is confidential and for the use of the addressee only. If the message is received by anyone other than the addressee it must be deleted.
Internet emails are not secure as information could be intercepted, corrupted, lost, arrive late or incomplete and may contain viruses. Fisher German accepts no liability for viruses contained in this email or changes made to the message.
â€‹Fisher German LLP is a limited liability partnership, registered number: OC317554. A list of members' names is available for inspection at the registered office: The Head Office, Ivanhoe Office Park, Ivanhoe Park Way, Ashby de la Zouch, LE65 2AB.
SAVE PAPER â€˜ Please do not print this email unless absolutely necessary.



LOCATION PLAN



SCALE 1:500



SITE PLAN AS EXISTING

This drawing is copyright of DT Architects. Do not scale from this drawing. Check all dimensions onsite. The contractor shall bring any discrepancies immediately to the notice of the Architect.

revision	note	date
P03	red line boundary updated	06.11.24
P02	easements updated	07.10.24
P01	preliminary issue for comment	02.10.24

client

Quality Fruit and Veg Ltd

project title

New Onion Storage Facility
Alconbury Weston

drawing title

Location Plan and Site Plan as Existing

drawing status

Planning

scale	date	
1:500 & 1:1250 @ A1	October 2024	
project number	drawing number	revision
2818	AL0201	P03

DT ARCHITECTS

01733 393010

www.dtarchitects.co.uk

www.huntsdc.gov.uk
Email: mail@huntsdc.gov.uk
Tel: 01480 388418

Planning Services, Pathfinder House, St Mary's Street, Huntingdon, Cambs, PE29 3TN

Huntingdonshire DISTRICT COUNCIL

Application for Planning Permission

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Land South East Of 1 To 4 Hill Top Cottage

Address Line 1

Alconbury Hill

Address Line 2

Address Line 3

Cambridgeshire

Town/city

Alconbury Weston

Postcode

PE28 4JG

Description of site location must be completed if postcode is not known:

Easting (x)

518459

Northing (y)

277622

Description

Applicant Details

Name/Company

Title

[redacted]

First name

[redacted]

Surname

[redacted]

Company Name

Quality Onions Ltd

Address

Address line 1

C/O The Agent

Address line 2

.

Address line 3

.

Town/City

.

County

Country

.

Postcode

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

[redacted]

First name

[redacted]

Surname

[redacted]

Company Name

[redacted]

Address

Address line 1

[redacted]

Address line 2

[redacted]

Address line 3

Town/City

Peterborough

County

Country

[redacted]

Postcode

[redacted]

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Site Area

What is the measurement of the site area? (numeric characters only).

0.81

Unit

Hectares

Description of the Proposal

Please note in regard to:

- **Fire Statements** - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. View government planning guidance on fire statements or access the fire statement template and guidance.
- **Permission In Principle** - If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.
- **Public Service Infrastructure** - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or view government planning guidance on determination periods.

Description

Please describe details of the proposed development or works including any change of use

Agricultural building for the conditioning and long-term storage UK grown onions and construction of temporary access to highway

Has the work or change of use already started?

◯ Yes
⊘ No

Existing Use

Please describe the current use of the site

Agriculture

Is the site currently vacant?

◯ Yes
⊘ No

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated

◯ Yes
⊘ No

Land where contamination is suspected for all or part of the site

◯ Yes
⊘ No

A proposed use that would be particularly vulnerable to the presence of contamination

◯ Yes
⊘ No

Materials

Does the proposed development require any materials to be used externally?

⊘ Yes
◯ No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material)

Type:
Walls

Existing materials and finishes:
N/A

Proposed materials and finishes:
Horizontal Kingspan KS1000 RW panels - green/grey and moonstone grey (see elevation drawings)

Type:
Roof

Existing materials and finishes:
N/A

Proposed materials and finishes:
Vertical Kingspan KS1000 RW roof panels - goosewing grey

Type:
Windows

Existing materials and finishes:
N/A

Proposed materials and finishes:
Louvres - silver

Type:
Doors

Existing materials and finishes:
N/A

Proposed materials and finishes:
Powder coated - moonstone grey personnel doors, silver delivery doors

Type:
Vehicle access and hard standing

Existing materials and finishes:
N/A

Proposed materials and finishes:
Permanent hard standing - concrete Temporary access - crushed road plainings

Are you supplying additional information on submitted plans, drawings or a design and access statement?

- [x] Yes
- [ ] No

If Yes, please state references for the plans, drawings and/or design and access statement

See submitted plans and documents

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway?

- [x] Yes
- [ ] No

Is a new or altered pedestrian access proposed to or from the public highway?

- [ ] Yes
- [x] No

Are there any new public roads to be provided within the site?

- [ ] Yes
- [x] No

Are there any new public rights of way to be provided within or adjacent to the site?

- [ ] Yes
- [x] No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

- [ ] Yes
- [x] No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state their reference numbers

See submitted plans

Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

- [x] Yes
- [ ] No

Please provide information on the existing and proposed number of on-site parking spaces

Vehicle Type:
Other

Other (please specify):
Lorry

Existing number of spaces:
0

Total proposed (including spaces retained):
2

Difference in spaces:
2

Vehicle Type:
Cars

Existing number of spaces:
0

Total proposed (including spaces retained):
6

Difference in spaces:
6

Trees and Hedges

Are there trees or hedges on the proposed development site?

- [x] Yes
- [ ] No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

- [x] Yes
- [ ] No

If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of the local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside the application. The local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's Flood map for planning. You should also refer to national standing advice and your local planning authority requirements for information as necessary.)

- [ ] Yes
- [x] No

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

- [x] Yes
- [ ] No

Will the proposal increase the flood risk elsewhere?

- [ ] Yes
- [x] No

How will surface water be disposed of?

☑ Sustainable drainage system

☑ Existing water course

☐ Soakaway

☐ Main sewer

☐ Pond/lake

Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species

◯ Yes, on the development site
◯ Yes, on land adjacent to or near the proposed development
⊘ No

b) Designated sites, important habitats or other biodiversity features

◯ Yes, on the development site
◯ Yes, on land adjacent to or near the proposed development
⊘ No

c) Features of geological conservation importance

◯ Yes, on the development site
◯ Yes, on land adjacent to or near the proposed development
⊘ No

Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

Biodiversity net gain

Biodiversity net gain is a legal requirement for planning permission introduced on 12 February 2024. All applications are required to either provide detailed information proving there will be a biodiversity increase; or explain why the requirement does not apply to the development.

Find out more about biodiversity net gain, and access digital tools from our partners that can help determine if you are exempt, or produce the biodiversity metric information required.

Do you believe that, if the development is granted permission, the general Biodiversity Gain Condition (as set out in Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 (as amended)) would apply?

⊘ Yes
◯ No

Based on your site details, you are likely eligible to use our partner's online tool to create the metric sheet and all information and supporting documents and plans you need to comply with biodiversity net gain, including the metric sheet. Estimated time to complete is 45 minutes.

Please provide the pre-development biodiversity value of onsite habitats on the date of calculation

2.01

Please provide the date the onsite pre-development biodiversity value was calculated

07/11/2024

Note: This should be either the date of the application, or an earlier proposed date

If an earlier date, to the date of the planning application, has been used, please provide details why this date has been used

When was the version of the biodiversity metric used published?

06/08/2024

Please provide the reference or supporting document/plan names for the:
i. Biodiversity metric calculation
ii. Onsite irreplaceable habitats (if applicable)
iii. Onsite habitats existing on the date of the application for planning permission (if applicable)

Document/Plan:
Biodiversity metric calculation

Document name/reference:
Statutory Biodiversity Metric Calculation Tool

Document/Plan:
Biodiversity metric calculation

Document name/reference:
BNG Assessment

Note: You must supply a complete biodiversity metric calculation with your application. Plans must be drawn to an identified scale, and show the direction of North.

Has there been any loss (or degradation) of any onsite habitat(s), resulting from activities carried out before the date the onsite pre-development biodiversity value was calculated. Either:
- on or after 30 January 2020 which were not in accordance with a planning permission; or
- on or after 25 August 2023 which were in accordance with a planning permission?

◯ Yes
⊘ No

Does the development site have irreplaceable habitats (corresponding to the descriptions in Column 1 of the Schedule in the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations (2023)) which are:
i. on land to which the application relates; and
ii. exist on the date of the application for planning permission, (or an earlier agreed date)

◯ Yes
⊘ No

Foul Sewage

Please state how foul sewage is to be disposed of:

- [ ] Mains sewer
- [ ] Septic tank
- [ ] Package treatment plant
- [ ] Cess pit
- [x] Other
- [ ] Unknown

Other

No foul sewage from the site, building is for storage only

Are you proposing to connect to the existing drainage system?

- ○ Yes
- ◉ No
- ○ Unknown

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

- ○ Yes
- ◉ No

Have arrangements been made for the separate storage and collection of recyclable waste?

- ○ Yes
- ◉ No

Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

- ○ Yes
- ◉ No

Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

- ○ Yes
- ◉ No

All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?
Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

- ◉ Yes
- ○ No

Please add details of the Use Classes and floorspace.

Use Class:
Other (Please specify)

Other (Please specify):
Agriculture

Existing gross internal floorspace (square metres) (a):
0

Gross internal floorspace to be lost by change of use or demolition (square metres) (b):
0

Total gross new internal floorspace proposed (including changes of use) (square metres) (c):
915

Net additional gross internal floorspace following development (square metres) (d = c - a):
915

Totals	Existing gross internal floorspace (square metres) (a)	Gross internal floorspace to be lost by change of use or demolition (square metres) (b)	Total gross new internal floorspace proposed (including changes of use) (square metres) (c)	Net additional gross internal floorspace following development (square metres) (d = c - a)
	0	0	915	915

Tradable floor area

Does the proposal include use as a shop (e.g. For the display/sale of goods under Use Class E(a), the sale of essential goods under Use Class F2, or as part of any other use)

◯ Yes
⊘ No

Loss or gain of rooms

Does the proposal include loss or gain of rooms for hotels, residential institutions, or hostels?

◯ Yes
⊘ No

Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

⊘ Yes
◯ No

Existing Employees

Please complete the following information regarding existing employees:

Full-time

0

Part-time

0

Total full-time equivalent

0.00

Proposed Employees

If known, please complete the following information regarding proposed employees:

Full-time

Part-time

Total full-time equivalent

Hours of Opening

Are Hours of Opening relevant to this proposal?

- [x] Yes
- [ ] No

Please add details of the of the Use Classes and hours of opening for each non-residential use proposed.

If you do not know the hours of opening, select the Use Class and tick 'Unknown'

Use Class:
Other (Please specify)

Other (Please specify):
Agricuture

Unknown:
Yes

Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

- [ ] Yes
- [x] No

Is the proposal for a waste management development?

- [ ] Yes
- [x] No

Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

- [ ] Yes
- [x] No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- [x] Yes
- [ ] No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- [x] The agent
- [ ] The applicant
- [ ] Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- [ ] Yes
- [x] No

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:
(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- [ ] Yes
- [x] No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- [ ] Yes
- [x] No

Can you give appropriate notice to all the other owners/agricultural tenants? (Select 'Yes' if there are no other owners/agricultural tenants)

- [x] Yes
- [ ] No

Certificate Of Ownership - Certificate B

I certify/ The applicant certifies that:

☑ **I have/The applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land or building to which this application relates; or**

○ **The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners* and/or agricultural tenants**.**

*** "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.**

**** "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990**

Owner/Agricultural Tenant

Name of Owner/Agricultural Tenant:
***** REDACTED ******

House name:
New Shire Hall

Number:

Suffix:

Address line 1:
Emery Crescent, Enterprise Campus

Address Line 2:
Alconbury Weald

Town/City:
Huntingdon

Postcode:
PE28 4YE

Date notice served (DD/MM/YYYY):
12/11/2024

Person Family Name:

Person Role

○ The Applicant
☑ The Agent

Title

[redacted]

First Name

[redacted]

Surname

[redacted]

Declaration Date

12/11/2024

☑ Declaration made

Declaration

I/We hereby apply for Full planning permission as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☑ I / We agree to the outlined declaration

Signed

[redacted]

Date

13/11/2024