Our Ref: 25/80162/COND
Your Ref: 1 Marston Road, Marston Busin...

15 August 2025

Mr Robert Shrimplin
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Dear Mr Shrimplin

HUNTINGDONSHIRE DISTRICT COUNCIL
Application for Discharge of planning condition(s)

Proposal: Discharge of conditions 3 (Hard Landscaping), 11 (Ecological Enhancement), 12 (Drainage Scheme), 14 (Construction Drainage) and 24 (CEMP) of 22/02332/FUL

Site address: Marston Business Park Marston Road Eynesbury

Your client: N/A

Please find enclosed our formal decision notice relating to above application for approval of details relating to the above planning condition.

Yours sincerely

Clara Kerr
Chief Planning Officer

Pathfinder House, St Mary's Street
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Dear Mr Shrimplin

Town And Country Planning (Development Management Procedure) (England) Order 2015 (Amended).

Proposal: Discharge of conditions 3 (Hard Landscaping), 11 (Ecological Enhancement), 12 (Drainage Scheme), 14 (Construction Drainage) and 24 (CEMP) of 22/02332/FUL

Site address: Marston Business Park Marston Road Eynesbury

Applicant: N/A Industrial Property Investment Fund (IPIF)

I refer to your application above received on 30 May 2025 and the plans, drawings and documents which form part of the application as described below.

The following condition/s are Approved

Condition 3 - Hard landscaping
Condition wording - No development above slab level, apart from preparatory works, site clearance and demolition, 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) boundary treatments indicating the positions, design, materials and type of boundary treatments to be erected;
b) a hard landscaping plan, indicating location, manufacturer, type, colour and size and any means of demarcation, including parking spaces.

The development shall thereafter be carried out in accordance with the approved details.

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

Documents / Drawings:

External Surfaces, drawing 5365-003 revision P1 (LHA) (10 May 2025)
Screen Wall, drawing 5365-012 revision P1 (LHA) 20 May 2025)

The proposed details submitted are acceptable and therefore comply with policies LP11 and LP12 of the Huntingdonshire Local Plan to 2036.

Condition 3 is therefore discharged in full.

Condition 11 - Ecological enhancement
Condition wording - No development above existing ground level, apart from preparatory works, site clearance and demolition, shall commence until a Biodiversity Enhancement and Management Plan (BEMP) has been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in strict accordance with the approved details and shall be retained in that manner thereafter.

Reason - To ensure the proposal mitigates for lost biodiversity within the site and provides suitable enhancement in accordance with policy LP30 and LP31 of Huntingdonshire's Local Plan to 2036.

Documents / Drawings:

Biodiversity Enhancement and Management Plan Issue No.1 (Lucion) (31 January 2025).

The proposed details submitted are acceptable and therefore comply with policies LP30 and LP31 of Huntingdonshire's Local Plan to 2036.

Condition 11 is therefore discharged in full.

Condition 12 - Drainage Scheme
Condition wording - No laying of services, creation of hard surfaces or erection of a building shall commence until a detailed design of the surface water drainage of the 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.
The scheme shall be based upon the principles within the agreed Flood Risk Assessment & Drainage Strategy report version 3 prepared by Conisbee (ref 210714/R Fallow) dated 16 May 2023 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) Detailed drawings of the entire proposed surface water drainage system, attenuation and flow control measures, including levels, gradients, dimensions and pipe reference numbers, designed to accord with the CIRIA C753 SuDS Manual (or any equivalent guidance that may supersede or replace it);

d) Full detail on SuDS proposals (including location, type, size, depths, side slopes and cross sections);
e) Details of overland flood flow routes in the event of system exceedance, with demonstration that such flows can be appropriately managed on site without increasing flood risk to occupants;
f) Demonstration that the surface water drainage of the site is in accordance with DEFRA non-statutory technical standards for sustainable drainage systems;
g) Full details of the maintenance/adoption of the surface water drainage system;
h) Measures taken to prevent pollution of the receiving groundwater and/or surface water
The drainage scheme must adhere to the hierarchy of drainage options as outlined in the National Planning Policy Framework Planning Practice Guidance. The drainage scheme shall be installed in accordance with the approved details prior to the first use of the buildings hereby permitted.

Reason - To ensure adequate drainage of the site such that it is safe for the lifetime of the development in accordance with policies LP6 and LP15 of Huntingdonshire's Local Plan to 2036.

Documents / Drawings:

Technical Note revision P03 (Burrows Graham) (1 July 2025), including Proposed Drainage Layout, drawing 30278-BGL-XX-XX-TN-C-00210 revision P04 (1 July 2025);
Surface Water Calculations; Exceedance Flow Route, drawing 30278-BGL-XX-XX-TN-C-00211 P02; and Maintenance Schedule.

The proposed details submitted are acceptable and therefore comply with policies LP6 and LP15 of Huntingdonshire's Local Plan to 2036.

Condition 12 is therefore discharged in full.

Condition 14 - Construction drainage
Condition wording - No development, excluding preparatory works, site clearance and demolition, 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, including details of any measures to provide collection, balancing and/or settlement systems for these flows if required. The approved measures and systems shall be brought into operation before any works to create buildings or hard surfaces commence and maintained through the course of the development or until such time as other drainage schemes approved in accordance with this permission have been bought into use.

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, and in accordance with policy LP15 of Huntingdonshire's Local Plan to 2036.

Documents / Drawings:

Technical Note revision P02 (Burrows Graham) (21 May 2025).

The proposed details submitted are acceptable and therefore comply with policy LP15 of Huntingdonshire's Local Plan to 2036.

Condition 14 is therefore discharged in full.

Condition 24 - CEMP
Condition wording - Prior to the commencement of development, excluding preparatory works, site clearance and demolition, a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. The CEMP shall detail mitigation measures for the control of pollution (including, but not limited to noise, dust and lighting etc) during the construction phase and details of wheel washing facilities and measures to keep mud and debris off the roads. The measures within the approved CEMP shall be implemented prior to commencement of development excluding preparatory works, site clearance and demolition and be adhered to at all times during the construction phase.

Reason - This information is required to ensure the development construction phase is carried out in a manner that does not adversely impact local amenity or highway safety, in accordance with policies LP14 and LP17 of Huntingdonshire's Local Plan to 2036.

Documents / Drawings:

Construction Environmental Management Plan (CEMP) (Top Road Group) (Revision 4 - August 2025).

The proposed details submitted are acceptable and therefore comply with policies LP14 and LP17 of Huntingdonshire's Local Plan to 2036.

Condition 24 is therefore discharged in full.

Where conditions have been discharged by the Local Planning Authority or where the condition details are acceptable but cannot be discharged, the works must be implemented in full accordance with the approved details and the development shall be retained as such thereafter.

Yours sincerely



Clara Kerr
Chief Planning Officer
Date: 15 August 2025
Agent