



Dear Councillor

DEVELOPMENT MANAGEMENT COMMITTEE - MONDAY, 19 OCTOBER 2026

I am now able to enclose for consideration at the above meeting the following reports that were unavailable when the agenda was printed.

**Agenda Item
No.**

(b) Bluntisham - 26/00903/FUL & 26/00904/LBC(Pages 3 - 4)

Change of use from day school to residential, demolition of ancillary buildings to the rear and construction of new rear extensions and internal alterations - The Old Day School, High Street, Bluntisham.

LATE REPRESENTATIONS(Pages 5 - 32)

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4(b) 26/00903/FUL & 26/00904/LBC- Change of use from day school to residential, demolition of ancillary buildings to the rear and construction of new rear extensions and internal alterations at The Old Day School High Street, Bluntisham.

Due to an IT issue with the Committee Minutes System, the agenda and reports published for the Development Management Committee (DMC) on Monday 19th October 2026 did not include the complete set of report attachments for Agenda Item 4b, Bluntisham - 26/00903/FUL & 26/00904/LBC. Some of the attachments were duplicated instead. As a result, the complete Committee papers for this item were not available for inspection for the required clear five days before the meeting, in accordance with the Local Government Act 1972. The Chair has agreed that this item should be withdrawn from Monday's agenda. Under Committee Procedure Rule 2.3, the Chair has also agreed to call an extraordinary meeting of DMC on Monday 26th October 2026 to consider this application. The agenda and complete reports for that meeting will be published on Friday, 16th October 2026. The extraordinary meeting is being arranged for this date to enable the application to be determined before the National Planning Scheme of Delegation takes effect on 31st October 2026.

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DEVELOPMENT MANAGEMENT COMMITTEE – 19th October 2026

LATE REPRESENTATIONS SUMMARY

3(a) 25/01382/OUT- Outline application with all matters reserved save for access for erection of up to 199 dwellings including open space, play space, car parking, drainage, utilities connections, and the construction of a new access off Stoneman Way and Biggin Lane at Land South of The Malting, Ramsey, PE26 1FH.

1) Additional representations

Two further neighbour representations have been received. Copies are available on the website.

The matters raised within these representations are listed as headings below. As addressed within the Officer response provided, it is considered that these points have been addressed within the Officer Report and no new material considerations have been raised.

Bats and impacts on wildlife

Paragraphs 6.166 - Paragraph 6.182 of the Officer report specifically addresses bats.

A Bat Survey Report was submitted in support of the application. This report was informed by the results of several bat walkover surveys and automated static bat detector surveys. The surveys did identify bats using the application site for foraging and commuting, principally around the perimeter of the site. The site does not support roosting bats - there are no existing buildings on the application site and existing trees were surveyed for their potential to support bat roosts. The existing vegetation around the perimeter of the site is to be retained and enhanced as part of the development proposal. In addition, mitigation is proposed as bat hop overs (planting and retention of trees/scrub either side of a proposed road to avoid breaks in linear corridors of vegetation), wildlife sensitive

lighting and bat boxes. Subject to this mitigation the Council's Ecologist is satisfied that the development is acceptable in terms of impacts upon bats.

Neighbour consultation – consultation not received

During the course of this application, three rounds of full public consultation were undertaken. This included letters to local residents (and contributors), site notices posted locally and press notices.

The last round of public consultation included correspondence being sent to all neighbours and contributors on 10.09.2026. The Council's system shows that the address in question was consulted. When a contributor has commented online, using an email address, subsequent correspondence from HDC will be via the email address provided (as opposed to via post).

All contributors were written to 08.10.26 (via the email addresses provided) to notify them that this application is due to be determined by DMC.

Previous development in Ramsey

Relevant planning history is set out at Section 3 of the Officer report. The current application must be determined on its own merits. Concerns about the impacts of other recent development in Ramsey upon local services/infrastructure are noted, however, this proposal cannot be required to alleviate the effects of other development.

S106 contributions

S106 contributions are addressed at paragraphs 6.38 – 6.40 and Section 7 of the Officer report.

Access and highway impacts

The access, highway and transport impacts of the proposal are addressed at paragraphs 6.92-6.121 of the Officer report.

Flooding

Environment Agency mapping confirms there is no land classified as 'functional floodplain' within the application site. Flood risk is addressed at paragraphs 6.124 – 6.157 of the Officer report.

Anglian Water

Anglian Water do not object to the proposal. Foul water drainage and Anglian Water's position are addressed at paragraphs 6.158 – 6.168 of the Officer report.

Market demand

Market demand is not a material planning consideration in the determination of this application. Paragraphs 6.231 – 6.236 of the Officer report address housing needs.

Settlement identity/break

Impacts upon settlement identity and the conflict with the settlement break identified by Ramsey Communities Neighbourhood Plan are addressed at paragraphs 6.45 – 6.79 of the Officer report.

2) Amendments to Committee Report

- Amend paragraph 6.105 to read as follows:
6.105. Whilst the Highway Authority consider that delivery of the signal scheme at the Biggin Lane junction could be challenging due to the utilities equipment which appears to be in the verge, the developer has advised that they are satisfied the signal scheme is deliverable. The applicant is agreeable to a ~~precommencement~~ condition requiring the signalisation scheme of the Biggin Lane/

Bury Road (B1040) to be *approved in detail prior to commencement of any development and be built out and be operational before the development can commence* ~~be occupied~~ and the Highway Authority offers no objection on this basis.

- Amend paragraph 7.7 of the Officer report to refer to Ramsey 'Town' (as opposed to Ramsey 'United').

3) Recommended conditions

The Officer Report included a list of suggested conditions; the recommended conditions are listed in full below, for the avoidance of doubt this list supersedes the bullet point list provided at the end of the Officer Report.

1. Time limit:

The development hereby permitted shall be begun either before the expiration of two years from the date of this permission, or before the expiration of one year from the date of approval of the last of the reserved matters to be approved, whichever is the later.

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

2. Reserved matters:

No development shall commence until details of details of the appearance, landscaping, layout, scale, and matters of access insofar as it has not been approved as part of this application (hereinafter called the 'reserved matters') have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out as approved.

Reason: This is a pre commencement condition in recognition that this is an outline permission only and these matters have been reserved for the subsequent approval of the Local Planning Authority.

3. Time limit for reserved matters:

Application(s) for the approval of the reserved matters shall be made to the Local Planning Authority before the expiration of 12 months from the date of this permission.

Reason: Consistent with National Development Management Policy HO13 of the National Planning Policy Framework (2026)

and to enable the Local Planning Authority to control the development in detail and to comply with Section 92 of the Town and Country Planning Act 1990, as amended.

4. Approved Plans:

The development hereby permitted shall be carried out in accordance with the approved plans listed in the table below.

Plan Type	Reference	Version	Date Received
Site Location Plan	00	-	24.07.2025
Access Plan	B068886-TTE-00-00-DR-O-00003	P03	06.08.2025

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.

5. Scale parameters and parameter plans compliance:

For the avoidance of doubt, the development hereby approved shall comply with the following parameters:

- A. A maximum of 199 dwellings
- B. A minimum of 3.4ha of green infrastructure
- C. A minimum 1.1km circular walk

Each reserved matters application submitted pursuant to the development hereby approved shall be accompanied by a statement demonstrating how the development has accorded with the principles of the Parameter Plans listed below. Should any element of the proposal not be in compliance with the Parameter Plans the statement shall set out a justification for such a departure.

Plan Type	Reference	Version	Date Received
Land Use and Movement Parameter Plan	PP01	C	09.04.2026
Landscape Parameter Plan	PP02	C	09.04.2026

Urban Design Parameter Plan	PP03	B	09.04.2026
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Reason: For the avoidance of doubt, to ensure that the mitigation measures detailed in the Habitat Regulations Assessment are secured and the development maintains the design aspirations within the Parameter Plans, and to support high quality of design in accordance with policy LP11 and LP12 of Huntingdonshire's Local Plan to 2036.

6. Details to be included within reserved matters including finished floor levels, dwelling mix, bin collection points, cycle parking and crime prevention measures:

Any reserved matters application shall include the following (where applicable to the reserved matter being applied for):

- i. scaled plans and/or written specifications illustrating the layout of roads, footways and footpaths, cycleways, buildings, visibility splays, parking provision and surface water drainage
- ii. details showing the finished floor levels of the proposed dwelling in relation to the existing and proposed ground levels of the site and surrounding land.
- iii. details to demonstrate that the mix of market dwellings proposed broadly accords with the recommendations of the Huntingdonshire Local Housing Needs Assessment (August 2025) or more recent evidence of housing needs. In the event of any variation from the above, details shall be submitted demonstrating how that mix has been calculated, taking account of prevailing market conditions.
- iv. details demonstrating the wheeled bin collection points of each residential unit.
- v. details of the proposed cycle storage to ensure that it will provide secure covered storage for a minimum of one cycle per bedroom. The approved storage shall be provided prior to the first occupation of the dwelling and thereafter retained in perpetuity.
- vi. a Crime Prevention Strategy including details of measures to minimise crime including reference to the standards of 'Secured by Design' (SBD).

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

Reason: To ensure that before any detailed approval is granted the impact on the amenity of the area can be fully assessed and protected in accordance with Policies LP12 and LP14 of the

Huntingdonshire Local Plan to 2036. To ensure the development provides a choice of dwellings that reflects the sizes and types of homes required by future residents, in accordance with policy LP25 of Huntingdonshire's Local Plan to 2036 and National Decision Making Policy HO8(3) of the National Planning Policy Framework. To ensure that options for sustainable travel are achieved in accordance with Policies LP16 and LP17 of Huntingdonshire's Local Plan to 2036 (2019), Policy 9 of the Ramsey Communities Neighbourhood Plan (2026) and the NPPF (2026). To minimise the risk and perceived risk of crime in accordance with Policy LP14 of the Huntingdonshire Local Plan to 2036 and the National Planning Policy Framework.

7. Fire hydrants:

Prior to the commencement of development, with the exception of any works necessary to facilitate site investigations and/or remediation, the erection of any construction compound, site clearance, ground investigations, archaeological investigations, temporary access, haul roads and erection of hoarding and fencing, a scheme for the provision of fire hydrants shall be submitted and approved in writing by the local planning authority. The approved scheme shall be fully operational prior to the first occupation of the development, or as agreed in writing with the local planning authority. No development shall take place otherwise than in accordance with the approved scheme.

Reason: This is a pre commencement condition to ensure adequate provision is made within the construction for fire safety, in accordance with policy LP12 of Huntingdonshire's Local Plan to 2036.

8. Play space:

Prior to any works above slab level, full details of the proposed play space, including exact layout, manufacturer specifications of all play equipment, and a timetable for delivery shall be submitted to and approved in writing by the Local Planning Authority.

The approved play equipment shall be fully installed and maintained in perpetuity in accordance with the approved details.

Reason: To secure a satisfactory standard of play provision in accordance with National Decision Making Policy DP3 (f) of the National Planning Policy Framework.

9. PRoW scheme:

Notwithstanding the plans hereby approved, prior to the commencement of development a Public Rights of Way (PRoW)

scheme demonstrating the interplay between Public Footpath No.9 and the access to the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The Public Rights of Way scheme shall include details of any change in surface or any alternative route provision, and any proposed signage, together with timescales for their implementation. The Rights of Way scheme shall be implemented as approved and shall be retained for the lifetime of the development.

Reason: To promote and maintain the PRow network, to improve accessibility and facilitate pedestrian movement between the development and the surrounding area and promote alternative methods of transport to private car in accordance with policies LP3 and LP16 of Huntingdonshire's Local Plan to 2036 and Policy 10 of the Ramsey Communities Neighbourhood Plan. This is a pre-commencement condition to ensure that impacts upon/changes to an existing Public Right of Way which crosses the site are acceptable.

10. Recreational routes:

Prior to their construction, details of the design of the circular perimeter walk and other recreational routes within the site boundary, including their surfacing, widths, gradients, landscaping and structures, along with a timescale for their implementation shall be submitted to and agreed in writing by the Local Planning Authority. For the avoidance of doubt, this shall include the resurfacing of the section of Public Right of Way 190/9 on the north frontage of the site and shall connect to the existing surfaced section Public Right Of Way 190/9 to the east of the development, thus providing a connection to Grenfell Road. The circular perimeter walk and recreational routes shall be made available within the approved timescales for their implementation and shall be retained for the lifetime of the development.

Reason: To promote and maintain the PRow network, to improve accessibility and facilitate pedestrian movement between the development and the surrounding area and promote alternative methods of transport to private car in accordance with policies LP3 and LP16 of Huntingdonshire's Local Plan to 2036 and Policy 10 of the Ramsey Communities Neighbourhood Plan. This is a pre-commencement condition to ensure that impacts upon/changes to an existing Public Right of Way which crosses the site are acceptable.

11. Travel Plan:

Prior to the first occupation of the development hereby approved, the developer shall submit a Travel Plan to the Local Planning Authority for approval. The Travel Plan shall include suitable measures and incentives to promote sustainable travel to the site. The Travel Plan shall thereafter be implemented as approved.

Reason: To promote alternative, sustainable modes of transport and reduce reliance on private cars, in accordance with policy LP16 of Huntingdonshire's Local Plan to 2036 and Policy 8 of the Ramsey Communities Neighbourhood Plan.

12. Off-site works to pedestrian infrastructure on The Malting:

Prior to the commencement of development above slab level, full details of the works, along with a timetable for implementation of the pedestrian improvements consisting of a pedestrian crossing and a footway across The Malting, as shown on drawing Preliminary Link Footway' drg no: B068886-TTE-00-00-SK-CH-0050 RevP01, in Appendix B of the document titled 'Technical Note 4', January 2026 (received by the LPA 22.01.2026) shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details.

Reason: This is to provide necessary pedestrian infrastructure for pedestrians to walk north from the site and thus would encourage pedestrian movements from the residential development, ensuring the development has safe and suitably functioning access arrangements for pedestrians from the public highway, in accordance with policies LP16 and LP17 of Huntingdonshire's Local Plan to 2036 and Policy 8 of the Ramsey Communities Neighbourhood Plan.

13. Off-site works to signalise the Biggin Lane/B1040 Bury Road junction:

Prior to the commencement of development full details of the signalisation scheme of the Biggin Lane/ B1040 Bury Road junction, as shown in principle on drawing: 'SIGNAL CONTROLLED JUNCTION - OPTION 3 GENERAL ARRANGEMENT AND VISIBILITY' drg no: B068886-TTE-00-ZZ-DR-CH-0004- P03, in Appendix A of the document titled Technical Note 09, August 2026 (received by the LPA 01.09.2026) shall be submitted to and approved in writing by the Local Planning Authority.

The approved works shall be implemented prior to first occupation of the development, unless an alternative timescale is otherwise agreed in writing.

Reason: This is a pre-commencement condition to ensure the development does not cause the Biggin Lane arm to operate over operational capacity in future years and thus keeps the junction operational in accordance with policy LP16 of Huntingdonshire's Local Plan to 2036 and Policy 9 of the Ramsey Communities Neighbourhood Plan.

14. Details of future management of proposed streets:

Prior to the commencement of development above slab level, full details of the proposed arrangements for future management and maintenance of the proposed streets within the development shall have been submitted to and approved in writing by the Local Planning Authority. The streets shall thereafter be maintained in accordance with the approved management and maintenance details until such time as an Agreement has been entered into under Section 38 of the Highways Act 1980 or a Private Management and Maintenance Company has been established.

Reason: To ensure estate roads are managed and maintained to a suitable and safe standard in accordance with policies LP12 and LP16 of Huntingdonshire's Local Plan to 2036

15. Roads, footways and cycleways to be constructed to at least binder level:

Prior to the first occupation of any dwelling the roads, footways and cycleways shall be constructed to at least binder course surfacing level from the dwelling to the nearest adopted Highway in accordance with the details approved in writing by the Local Planning Authority.

Reason: in the interests of highway safety, in accordance with policy LP16 of Huntingdonshire's Local Plan to 2036 and Policy 9 of the Ramsey Communities Neighbourhood Plan.

16. Construction Environmental Management Plan (CEMP) including noise and dust management and construction traffic management:

No development shall commence until a Construction Environmental Management Plan (CEMP) has been submitted to and agreed in writing by the Local Planning Authority. The content of the CEMP shall include (but not be limited to):

- a) Construction programme.
- b) Construction hours including delivery times.

- c) How construction traffic (including muck away lorries and all deliveries) will be managed, including a route for all traffic associated with the construction of the development and proposals to control and manage traffic using the agreed route and to ensure no other local roads are used by construction traffic, including details of signage.
- d) The provision of temporary facilities clear of the public highway for the storage of materials and the parking (including contractor and construction worker parking), turning, loading and unloading of all vehicles visiting the site during the period of construction.
- e) Details of how dust, mud and debris will be controlled, including details of wheel washing facilities to be provided (including location and timescales, and how they will be maintained);
- f) Soil Management Strategy including a method statement for the stripping of top soil for re-use; the raising of land levels (if required); arrangements (including height and location of stockpiles) for temporary topsoil and subsoil storage to BS3882:2015 (or its subsequent revision); and a strategy for dealing with unexpected contamination.
- g) Noise monitoring method including location, duration, frequency and reporting of results to the LPA in accordance with the provisions of BS 5228-1:2009+A1:2014 Code of Practice for noise and vibration control on construction and open sites (or its subsequent revision).
- h) Maximum noise mitigation levels for construction equipment, plant and vehicles.
- i) Vibration monitoring method including location, duration, frequency and reporting of results to the LPA in accordance with the provisions of BS 5228-2:2009+A1:2014 (or its subsequent revision).
- j) Setting maximum vibration levels at sensitive receptors.
- k) Any lighting required in association with the construction;
- l) Drainage control measures including the use of settling tanks, oil interceptors and bunds.
- m) Screening and hoarding details.
- n) Access and protection arrangements around the site for pedestrians, cyclists and other road users.
- o) Procedures for interference with public highways, (including public rights of way), permanent and temporary realignment, diversions and road closures.
- p) External safety and information signing and notices including who to contact in the event of a complaint.

- q) Liaison, consultation and publicity arrangements including dedicated points of contact.
- r) Consideration of sensitive receptors.
- s) Prior notice and agreement procedures for works outside agreed limits.
- t) Location of Contractors compound and method of moving materials, plant and equipment around the site.
- u) An assessment of biodiversity impacts and proposed mitigation including:
 - i. Risk assessment of potentially damaging construction activities.
 - ii. Identification of “biodiversity protection zones”.
 - iii. Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
 - iv. The location and timing of sensitive works to avoid harm to biodiversity features.
 - v. The times during construction when specialist ecologists need to be present on site to oversee works.
 - vi. Responsible persons and lines of communication.
 - vii. The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
 - viii. Use of protective fences, exclusion barriers and warning signs

The CEMP shall be implemented as approved, and all approved facilities/arrangements shall be maintained for the duration of the construction, unless otherwise agreed in writing by the Local Planning Authority.

Reason: This is a pre commencement condition as it relates to the management of construction activities in the interests of highway safety, residential amenity and biodiversity, in accordance with Policies LP14, LP17, LP36 and LP37 of the Huntingdonshire Local Plan to 2036, the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (as amended).

17. Condition survey of public highway:

Prior to commencement of the development hereby approved, a condition survey of the carriageway, kerbs, grass verge and footway in Biggin Lane between Bury Road and Stoneman Way

shall be undertaken and submitted to and agreed in writing by the Local Planning Authority.

Reason: In the interests of highway and pedestrian safety and in accordance with Policy LP 17 of the Huntingdonshire's Local Plan to 2036 (May 2019). This condition is pre-commencement to ensure an accurate record of the condition of the highway prior to any works beginning.

18. Post condition survey of public highway:

Within 1 month of the date of the final occupation of the development hereby approved a post condition survey of the carriageway, kerbs, grass verge and footway in Biggin Lane between Bury Road and Stoneman Way shall be submitted to and approved in writing by the Local Planning Authority. The post condition survey should include a remedial list and method statement for remediation (if required). Unless otherwise agreed in writing by the Local Planning Authority, any remedial works shall be implemented in accordance with the approved details and completed within 28 days of the approval of the remedial list.

Reason: In the interests of highway and pedestrian safety and in accordance with Policy LP 17 of the Huntingdonshire's Local Plan to 2036 (May 2019).

19. Archaeology:

No demolition/development shall commence until the applicant, or their agents or successors in title, has implemented a programme of archaeological work, commencing with the evaluation of the application area, that has been secured in accordance with a Written Scheme of Investigation (WSI) that has been submitted to and approved by the Local Planning Authority in writing. For land that is included within the WSI, no demolition/development shall take place other than under the provisions of the agreed WSI, which shall include:

- a. The statement of significance and research objectives;
- b. The programme and methodology of investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works;
- c. The timetable for the field investigation as part of the development programme;
- d. The programme and timetable for the analysis, publication & dissemination, and deposition of resulting material and digital archives.

Reason: This is a pre-commencement condition to safeguard archaeological assets within the approved development boundary from impacts relating to any demolitions or groundworks associated with the development scheme and to ensure the proper and timely preservation and/or investigation, recording, reporting, archiving and presentation of archaeological assets affected by this development, in accordance with Policy LP34 of Huntingdonshire's Local Plan to 2036 and national policies contained in the National Planning Policy Framework.

20. Surface water drainage design:

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 and Drainage Strategy, JPP, Ref: 295-5, Rev: 0, Dated: 27th June 2025 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) Permissions to connect to a receiving watercourse or sewer;

Reason: to ensure that the proposed development can be adequately drained and to ensure that there is no increased flood risk on or off site resulting from the proposed development and to ensure that the principles of sustainable drainage can be incorporated into the development, in accordance with policies LP5 and LP15 of Huntingdonshire's Local Plan to 2036 and the National Planning Policy Framework. This is a pre-commencement condition because initial preparatory and/or construction works may compromise the ability to mitigate harmful impacts.

21. Managing surface water runoff during construction:

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 in accordance with policies LP5 and LP15 of Huntingdonshire's Local Plan to 2036 and the National Planning Policy Framework. This is a pre-commencement condition because initial works to prepare the site could bring about unacceptable impacts.

22. Ecological mitigation and time limit on species surveys:

All mitigation measures and/or works shall be carried out in accordance with the details contained in the Ecological Appraisal (FPCR, March 2025) and Technical Note - Breeding Bird Survey (FPCR, Nov 2025) as submitted with the planning application.

If the development hereby approved does not commence within 1 year from the date of the planning consent, the approved

ecological mitigation measures secured through condition shall be reviewed and, where necessary, amended and updated. The review shall be informed by further ecological surveys commissioned to: establish if there have been any changes in the presence and/or abundance of protected species, and identify any likely new ecological impacts that might arise from any changes. Where the survey results indicate that changes have occurred that will result in ecological impacts not previously addressed in the approved scheme, the original approved ecological measures shall be revised and new or amended measures, and a timetable for their implementation, will be submitted to and approved in writing by the local planning authority prior to the commencement of development.

Works will then be carried out in accordance with the proposed new approved ecological measures and timetable.

Reason: To conserve protected and Priority species and allow the Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended), s40 of the NERC Act 2006 (as amended) and Policy LP30 Biodiversity and Geodiversity of the Huntingdonshire's Local Plan to 2036

23. Biodiversity enhancement:

Prior to any works above slab level, a Biodiversity Enhancement Strategy for protected, Priority and threatened species, prepared by a suitably qualified ecologist in line with the recommendations of the Ecological Appraisal (FPCR, March 2025) and Technical Note - Breeding Bird Survey (FPCR, Nov 2025), shall be submitted to and approved in writing by the local planning authority. The content of the Biodiversity Enhancement Strategy shall include the following:

- a) Purpose and conservation objectives for the proposed enhancement measures;
- b) detailed designs or product descriptions to achieve stated objectives;
- c) locations of proposed enhancement measures by appropriate maps and plans (where relevant);
- d) persons responsible for implementing the enhancement measures; and e) details of initial aftercare and long-term maintenance (where relevant).

The works shall be implemented in accordance with the approved details and shall be retained in that manner thereafter.

Reason: To enhance protected, Priority and threatened species and allow the LPA to discharge its duties under paragraph 187d of NPPF 2024 and s40 of the NERC Act 2006 (as amended).

24. On site recreational opportunities:

On site measures to avoid impacts from the development alone from recreation disturbance to the Fenland SAC and Woodwalton Fen Ramsar site shall be submitted to, and be approved in writing by, the local planning authority as part of the Reserved Matters. The content of the of the onsite measures will be in line with the approved Habitats Regulations Assessment and shall include the following:

- a) Purpose and conservation objectives for the proposed measures including promotion of the open space and nearby PRow for recreation purposes;
- b) Detailed designs of the interpretation board and leaflets;
- c) Timetable for implementation demonstrating that measures are aligned with any proposed phasing of development;
- d) Locations of proposed interpretation boards by appropriate maps and plans; and
- e) Details of initial aftercare and long-term maintenance.

The measures shall be implemented in accordance with the approved details and shall be retained in that manner thereafter.

Reason: To avoid Adverse Effects on the Integrity to Fenland SAC and Woodwalton Fen Ramsar site and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended).

25. Lighting:

Prior to construction above slab level, a "lighting design strategy for biodiversity" for the development in accordance with Guidance Note 08/23 (Institute of Lighting Professionals) shall be submitted to and approved in writing by the local planning authority. The strategy shall:

- a) identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and
- b) show how and where external lighting will be installed (through provision of appropriate lighting contour plans and technical

specifications), including areas of public open space, so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

Reason: To allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (as amended) and to ensure that public spaces are safe, secure, inclusive and accessible for all in accordance with National Decision Making Policy DP3 of the National Planning Policy Framework (2026)

26. Habitat Management and Monitoring Plan:

Prior to commencement of development a Habitat Management and Monitoring Plan (HMMP) for significant on-site enhancements, prepared in accordance with the approved Biodiversity Gain Plan, shall be submitted to, and approved in writing by the local authority, including:

- a) a non-technical summary;
- b) the roles and responsibilities of the people or organisation(s) delivering the HMMP;
- c) the planned habitat creation and enhancement works to create or improve habitat to achieve the on-site significant enhancements in accordance with the approved Biodiversity Gain Plan, including a timetable for delivery;
- d) the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development;
- e) the monitoring methodology in respect of the created or enhanced habitat to be submitted to the local planning authority; and
- f) details of the content of monitoring reports to be submitted to the LPA including details of adaptive management which will be undertaken to ensure the aims and objectives of the Biodiversity Gain Plan are achieved.

Notice in writing shall be given to the Council when the:

- initial enhancements, as set in the HMMP, have been implemented; and
- habitat creation and enhancement works, as set out in the HMMP, have been completed after 30 years.

The created and/or enhanced habitat specified in the approved HMMP shall be managed and maintained in accordance with the approved HMMP. Unless otherwise agreed in writing, monitoring reports shall be submitted in years 1, 3, 5, 10, 15, 20, 25, and 30 to the Council, in accordance with the methodology specified in the approved HMMP.

The Council shall only issue approval of the habitat creation and enhancement works when:

- the habitat creation and enhancement works set out in the approved HMMP have been completed as per the timetable for delivery; and
- a completion report, evidencing the completed habitat enhancements, has been submitted to, and approved in writing by the Local Planning Authority.

Reason: To satisfy the requirement of Schedule 7A, Part 1, section 9(3) of the Town and Country Planning Act 1990 that significant on-site habitat is delivered, managed, and monitored for a period of at least 30 years from completion of development.

27. Tree protection:

The Tree Protection Plan hereby approved (drawing no: 12409 TPP 01 contained at Appendix C of the Arboricultural Impact Assessment, May 2025, 12409_AIA.001) shall be implemented before any equipment, machinery, or materials are brought on to the site in connection with the works, be retained intact for the duration of the construction works and only be removed or altered with the prior written approval of the Local Planning Authority.

Any trees, shrubs or hedges covered by the agreed protection measures, which die or become severely damaged either from natural causes or as a result of the construction works; during the construction works or within five years from the completion of the construction works, shall be replaced with trees, shrubs or hedge plants of similar size and species, unless otherwise agreed in writing with the Local Planning Authority. Replacement planting to be undertaken by the end of the next available planting season (Planting season is 1st November to 31st March).

Reason: To ensure that initial site operations do not harm any trees, shrubs and hedges to be retained on and adjacent to the site (and if necessary their replacement) in the interests of visual amenity, and to enhance the character and appearance of the site in accordance with Policy LP12 of the Huntingdonshire Local Plan to 2036.

28. Land contamination:

A. Site Investigation Information

No development (except demolition of above ground structures) 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. This is a pre-commencement condition because initial works to prepare the site could bring about unacceptable impacts.

29. Waste management and minimisation:

Prior to the commencement of development, a Detailed Waste Management and Minimisation Plan (DWMMP) shall be submitted to the Local Planning Authority. The DWMMP shall include details of:

- a) construction waste infrastructure including a construction material recycling facility to be in place during all phases of construction;
- b) anticipated nature and volumes of waste and measures to ensure the maximisation of the reuse of waste;
- c) measures and protocols to ensure effective segregation of waste at source including waste sorting, storage, recovery and recycling facilities to ensure the maximisation of waste materials both for use within and outside the site;
- d) any other steps to ensure the minimisation of waste during construction;
- e) the location and timing of provision of facilities pursuant to criteria a, b, c and d above;
- f) proposed monitoring and timing of submission of monitoring reports;
- g) the proposed timing of submission of a Waste Management Closure Report to demonstrate the effective implementation,

management and monitoring of construction waste during the construction lifetime of the development;

h) a RECAP Waste Management Guide toolkit shall be completed, with supporting reference material;

i) proposals for the management of municipal waste generated during the occupation phase of the development, to include the design and provision of permanent facilities e.g. internal and external segregation and storage of recyclables, non-recyclables and compostable material, access to storage and collection points by users and waste collection vehicles.

The DWMMP shall be implemented in accordance with the approved details.

Reason: This is a pre-commencement condition in the interests of maximising waste reuse and recycling opportunities and to comply with policy 14 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy 2021, the Recycling in Cambridgeshire and Peterborough (RECAP) Waste Design Guide 2026, the National Planning Policy for Waste 2014 and Guidance for Local Planning Authorities on Implementation Planning.

30. Housing mix:

The development hereby permitted shall comply with the following requirements:

i) All dwellings across all tenures provided shall meet Building Regulation requirement M4(2) 'accessible and adaptable dwellings' (or replacement standards);

ii) A proportion of market dwellings within the site shall meet Building Regulation requirement M4(3) 'wheelchair adaptable dwellings' (or replacement standards);

Provision shall be identified within each application for approval of reserved matters and those dwellings shall thereafter be maintained for the lifetime of the development. Where the full requirements cannot be met, details should be submitted identifying the reasoning as to why as part of any reserved matters application.

Reason: To ensure the development provides dwellings that are accessible and adaptable to the needs of future occupants, in accordance with policy LP25 of Huntingdonshire's Local Plan to 2036.

31. Water efficiency:

The dwelling(s) hereby permitted shall be constructed and fitted out to comply with the Building Regulations 2010 (as amended) optional requirement for water efficiency, as set out in Approved Document G (or replacement standards) prior to first occupation. Such provision shall be maintained for the lifetime of the development.

Reason: In accordance with Policy LP12j of the Huntingdonshire Local Plan to 2036.

4(a) 26/00344/FUL- Erection of 8 dwellings at Land North Of 20 To 26 Heath Road And North Of Heath Farm, Heath Road, Warboys

There are no late representations for this item.

4(b) 26/00903/FUL & 26/00904/LBC- Change of use from day school to residential, demolition of ancillary buildings to the rear and construction of new rear extensions and internal alterations at The Old Day School High Street, Bluntisham

Due to an IT issue with the Committee Minutes System, the agenda and reports published for the Development Management Committee (DMC) on Monday 19th October 2026 did not include the complete set of report attachments for Agenda Item 4b, Bluntisham - 26/00903/FUL & 26/00904/LBC. Some of the attachments were duplicated instead. As a result, the complete Committee papers for this item were not available for inspection for the required clear five days before the meeting, in accordance with the Local Government Act 1972. The Chair has agreed that this item should be withdrawn from Monday's agenda. Under Committee Procedure Rule 2.3, the Chair has also agreed to call an extraordinary meeting of DMC on Monday 26th October 2026 to consider this application. The agenda and complete reports for that meeting will be published on Friday, 16th October 2026. The extraordinary meeting is being arranged for this date to enable the application to be determined before the National Planning Scheme of Delegation takes effect on 31st October 2026.

4(c) 26/01048/FUL- Demolition of the existing cattery and kennels buildings and the erection of 4 detached dwellings, together with associated works including access and infrastructure - Fields View, Fenstanton Road, Hilton, PE28 9JA

There are no late representations for this item.

4(d) 26/01169/S73- Variation of condition 8 (deliveries and dispatches) of 25/02081/S73 to alter delivery/collection times on weekdays to 04:00 to 20:00 and 07:00 to 13:30 on Saturdays to reflect the operational requirements of the site at The Orchard, Garden Farm, The Town, Great Staughton, St Neots

Since publication of the Development Management Committee report, the applicant's agent has confirmed that the permission implemented on the site is planning permission 25/02081/S73. At the time the committee report was prepared, officers had been unable to conclusively establish which previous permission had been implemented.

For clarity, Condition 8 of planning permission 25/02081/S73 restricts delivery, dispatch and collection activities to the following hours:

- 07:00 to 23:00 Monday to Friday; and
- 07:00 to 13:30 on Saturdays.

As a consequence of this clarification, officers wish to correct paragraphs 6.23, 6.25, 6.28, 6.35, 7.5, 7.7 and 7.8 of the committee report. Those sections referred to a fallback position based on the previously assumed implementation of an earlier permission which allowed overnight operations. In light of the information now provided by the applicant's agent, that fallback position no longer exists and the previous argument that the lawful use of the application site could operate overnight is no longer applicable.

Notwithstanding the above, officers draw Members' attention to planning permission 1100308FUL, which is referenced within the committee report. Whilst this permission relates to a different red-line boundary and a separate group of buildings within the wider Garden Farm complex, those buildings utilise the same site access as the application site. Permission 1100308FUL, which authorised an agricultural storage building for the storage of agricultural products, did not impose any restrictions on operating hours, deliveries, dispatches or collections.

Consequently, vehicles associated with that lawful use may utilise the shared access at any time of day or night.

Given that parts of the wider Garden Farm site benefit from unrestricted operating hours and share the same means of access, vehicles associated with those lawful uses may continue to arrive and depart during the early hours of the morning.

In practical terms, officers consider it would be difficult from an enforcement perspective to reliably distinguish between vehicles associated with the application site and vehicles lawfully serving other buildings within the wider Garden Farm complex which benefit from unrestricted operating hours and utilise the same access.

The current application seeks only to amend the approved delivery, dispatch and collection hours associated with an established and lawfully permitted use, bringing the commencement of such activities forward by three hours in the weekday compared with the hours approved under planning permission 25/02081/S73.

Whilst officers acknowledge local concerns regarding potential noise and disturbance to nearby residents, the proposal would not increase the scale of development, floorspace or traffic generation associated with the lawful use of the site. The proposal must also be considered in the context of the wider Garden Farm complex, where other buildings already benefit from permissions that do not restrict delivery or operational hours.

Accordingly, having regard to all material planning considerations, including the absence of any technical objections from consultees, officers remain satisfied that the proposal accords with the relevant provisions of the Development Plan and National Decision-Making Policies. Therefore, notwithstanding the correction regarding the absence of a fallback position, officers continue to recommend that planning permission be granted subject to the conditions set out within the committee report.

In addition to the above, and since the publication of the officer's report to the Development Management Committee, the applicant's agent has provided clarification on the following matters:

‘(a) Direction of travel for vehicles leaving the site

To ensure accuracy, we have cross-checked our earlier statement against the Turning Count Survey contained in the 2017 Transport Statement (Appendix C).

The survey recorded:

- 12 vehicles turning left into the site from Great Staughton Road (east)
- 6 vehicles turning right from the west

- 11 vehicles exiting the site eastbound
- 3 vehicles exiting westbound

This confirms that the majority of vehicles currently accessing and egressing the site travel east towards Great Staughton/The Town, before dispersing onto the wider rural network. A smaller proportion travel west towards Green End/Chadwell End.

(b) Ownership/occupation of Garden Cottage

Garden Cottage is within the applicant's ownership.

(c) Number and type of weekday HGV movements between 04:00 and 07:00

To provide complete clarity, and in direct reference to the Statutory Declaration (14 August 2026):

- No haulier movements enter the Garden Farm site before 07:30. Hauliers delivering chemical and fertiliser products — the largest vehicles using the site — arrive later in the morning.
- Early-morning outbound movements between 04:00 and 07:00 consist solely of Agrovista vehicles, not external hauliers.
- As set out in paragraphs 4–7 of the Statutory Declaration, outbound dispatches typically comprise:
 - vans,
 - 7.5-tonne rigid trucks, and
 - a single 28-tonne vehicle is used shortly before and during peak agronomy seasons to restock Agrovista's regional depots.
- Importantly, the frequency stated above reflects existing movements, not any proposed increase. Paragraph 20 of the Statutory Declaration confirms that predicted movements are not envisaged to change beyond those assessed in the Transport Statement accompanying approved application 17/00764/FUL.
- The Transport Statement for 17/00764/FUL already assessed the full operational traffic profile of the warehouse development, and the current proposal does not alter that profile — only the timing of certain dispatches.'

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