



A meeting of the **DEVELOPMENT MANAGEMENT COMMITTEE** will be held in **THE CIVIC SUITE (LANCASTER/STIRLING ROOMS), PATHFINDER HOUSE, ST MARY'S STREET, HUNTINGDON, PE29 3TN** on **MONDAY, 17 AUGUST 2026** at **7:00 PM** and you are requested to attend for the transaction of the following business:-

AGENDA

PLEASE NOTE THE ORDER OF THE AGENDA MAY CHANGE

APOLOGIES AND SUBSTITUTIONS

1. MINUTES (Pages 5 - 8)

To approve as a correct record the Minutes of the meeting held on 20th July 2026.

2. MEMBERS' INTERESTS

To receive from Members declarations as to disclosable pecuniary, other registerable and non-registerable interests in relation to any Agenda item. See Notes below.

3. APPLICATIONS REQUIRING REFERENCE TO DEVELOPMENT MANAGEMENT COMMITTEE

To consider reports by the Planning Service Manager (Development Management).

(a) St Ives - 25/02378/HDC (Pages 9 - 32)

Creation of a 3G Artificial Grass Pitch (AGP) with perimeter fencing, hardstanding areas, storage container, floodlights, an access footpath and associated bund; Replacement lighting heads to existing AGP - One Leisure, California Rd, St Ives, PE27 6SJ.

(b) Hilton - 26/01048/FUL (Pages 33 - 76)

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.

4. **APPEAL DECISIONS** (Pages 77 - 78)

To consider a report by the Planning Service Manager (Development Management).

LATE REPRESENTATIONS

5 day of August 2026

Michelle Sacks

Chief Executive and Head of Paid Service

Disclosable Pecuniary Interests and other Registrable and Non-Registrable Interests

Further information on [Disclosable Pecuniary Interests and other Registrable and Non-Registrable Interests is available in the Council's Constitution](#)

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Please contact Anthony Roberts, Democratic Services, Tel: 01480 388015 / email Anthony.Roberts@huntingdonshire.gov.uk if you have a general query on any Agenda Item, wish to tender your apologies for absence from the meeting, or would like information on any decision taken by the Committee.

Specific enquiries with regard to items on the Agenda should be directed towards the Contact Officer.

Members of the public are welcome to attend this meeting as observers except during consideration of confidential or exempt items of business.

Agenda and enclosures can be viewed on the [District Council's website](#).

Emergency Procedure

In the event of the fire alarm being sounded and on the instruction of the Meeting Administrator, all attendees are requested to vacate the building via the closest emergency exit.

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HUNTINGDONSHIRE DISTRICT COUNCIL

MINUTES of the meeting of the DEVELOPMENT MANAGEMENT COMMITTEE held in THE CIVIC SUITE (LANCASTER/STIRLING ROOMS), PATHFINDER HOUSE, ST MARY'S STREET, HUNTINGDON, PE29 3TN on Monday, 20 July 2026

PRESENT: Councillor W Smith – Chair.

Councillors L Davenport-Ray, P Gammons, S Hodgson-Jones, A Hunt, J Hunt, D N Keane, J E Kerr, D McIlwain, D L Mickelburgh, T D Sanderson and L M Simpson.

APOLOGY: An apology for absence from the meeting was submitted on behalf of Councillor J Neish.

9 MINUTES

The Minutes of the meeting of the Committee held on 22nd June 2026 were approved as a correct record and signed by the Chair.

10 MEMBERS' INTERESTS

Councillor W Smith declared a Non-Registrable Interest in Minute No 11 (d) by virtue of the fact that the application relates to the Ward in which he lives. He has had no involvement in or awareness of the application and participated in the discussion and voting on it.

Councillor D Mickelburgh declared a Non-Registrable Interest in Minute No 11 (d) by virtue of the fact that the application relates to the Ward she represents.

Councillor S Hodgson-Jones declared a Non-Registrable Interest in Minute No 11 (c) by virtue of the fact that the application relates to the Ward she represents.

11 APPLICATION REQUIRING REFERENCE TO THE DEVELOPMENT MANAGEMENT COMMITTEE - CHANGE OF USE OF SITE TO COACH DEPOT AND WORKSHOP AND ERECTION OF SECURITY FENCING - WANSFORD RAILWAY STATION, OLD GREAT NORTH ROAD, STIBBINGTON, PETERBOROUGH - 25/01775/FUL

Following receipt of further information relating to the application, it was

RESOLVED

that the application be not determined.

12 APPLICATIONS REQUIRING REFERENCE TO DEVELOPMENT MANAGEMENT COMMITTEE

The Planning Service Manager (Development Management) submitted reports (copies of which are appended in the Minute Book) on applications for development to be determined by the Committee. Members were advised of further representations, which had been received since the reports had been prepared. Whereupon, it was

RESOLVED

- a) **Great Gransden - Change of use to tourism for glamping use. Erection of 3 temporary cabins and temporary sauna with associated parking - Land West of 24 Little Gransden Lane, Great Gransden - 26/00502/FUL**

(Councillor N Day, Great Gransden Parish Council, E Hayes, Objector, and M Milne, applicant addressed the Committee on the application).

that the application be approved subject to conditions to be approved by the Head of Planning, Infrastructure and Public Protection to include those listed in paragraph 9 of the report now submitted together with the removal of Permitted Development Rights to ensure there is no overnight accommodation outside of the glamping pods.

At 8.24 pm the meeting was adjourned.

At 8.30 pm the meeting resumed.

- b) **Holywell-cum-Needingworth - Hybrid planning application: Full planning permission for demolition of existing outbuildings, creation of a new vehicular and pedestrian access, creation of a new driveway and garaging to Victoria House, and conversion of existing annexe to a dwelling (including extensions, remodelling and re-landscaping). Outline planning permission (with all matters reserved except for access) for 5No. dwellings and associated works - Land at and Including Victoria House, Bluntisham Road, Needingworth - 26/00227/OUT**

(T Brown, Agent, addressed the Committee on the application).

that the application be approved subject to the completion of a Unilateral Undertaking to secure a wheeled bin contribution and to conditions to include those listed in paragraph 9 of the report now submitted with authority delegated to the Head of Planning, Infrastructure and Public Protection to approve any amendments to conditions as deemed necessary.

- c) **Somersham - Proposed construction of two dwellings - Land East of the Hawthorns, Somersham - 26/00797/FUL**

(Councillor C Lowe, Representing Somersham Parish Council, addressed the Committee on the application).

See Minute No 10 for Members' interests.

that the application be approved subject to conditions to include these listed in paragraph 9 of the report now submitted with authority delegated to the Head of Planning, Infrastructure and Public Protection to approve any amendments to conditions as deemed necessary.

- d) **Godmanchester - Erection of two storey side extension, internal works to first floor and change of use from residential C3 to commercial Use Class E (c) - 63 Cambridge Street Godmanchester - 26/00628/FUL & 26/00629/LBC**

(L Bevens, Agent, addressed the Committee on the application).

See Minute No 10 for Members' interests.

that the application be approved subject to conditions to include those listed in paragraph 9 of the report now submitted together with the additional condition referred to in the Late Representations with authority delegated to the Head of Planning, Infrastructure and Public Protection to approve any amendments to conditions as deemed necessary.

13 APPEAL DECISIONS

The Committee received and noted a report by the Planning Service Manager (Development Management), which contained details of three recent decisions by the Planning Inspectorate. A copy of the report is appended in the Minute Book.

RESOLVED

that the contents of the report be noted.

Chair

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Development Management Committee – 17/08/2026

Application Number: 25/02378/HDC

Proposal: Creation of a 3G Artificial Grass Pitch (AGP) with perimeter fencing, hardstanding areas, storage container, floodlights, an access footpath and associated bund; Replacement lighting heads to existing AGP.

Location: One Leisure, California Road, St Ives, PE27 6SJ

Applicant: Huntingdonshire District Council - One Leisure – Leigh Allaker

Agent: Surfacing Standards Ltd - Mr Oliver Pennington

Case Officer: Aaron Sands

Parish: St Ives

Reason for Referral: The application is referred to Development Management Committee as Huntingdonshire District Council is the applicant

Committee Date: 17th August 2026

EXECUTIVE SUMMARY OF PROPOSALS AND RECOMMENDATION

RECOMMENDATION: TO DELEGATE POWERS TO THE HEAD OF PLANNING, INFRASTRUCTURE & PUBLIC PROTECTION TO;

GRANT PERMISSION FOR THE DEVELOPMENT SUBJECT TO CONDITIONS

Proposal

The application proposes the provision of an Artificial Grass Pitch (AGP) together with associated infrastructure, lighting and hardstanding, and a landscape bund.

Consultations

The following consultees have raised **no objections** to the application:

- County Local Highway Authority, County Lead Local Flood Authority, HDC

Arboricultural Officer, HDC Ecology Officer, HDC Environmental Health Officer,
Sport England

The following consultees are **in support** of the application:

- St Ives Town Council

2no. letters of objection have been received and 1no. letter of support have been received.

Conclusion

The application has been assessed against the relevant policies in the NPPF, the adopted Local Plan and other relevant guidance as listed in detail at Section 8 of the report.

The key issues arising from the application details are:

- Principle of Development
- Landscape and Character
- Transport and Highway Impacts
- Ecology and Biodiversity
- Drainage and Flood Risk
- Impacts of Neighbouring Amenity

The report looks into the key planning issues in detail, and Officers conclude that the proposal is acceptable subject to conditions.

Members are advised that the above is a summary of the proposals and key issues contained in the main report below which provides full details of all consultation responses, planning policies, the Officer's assessment and recommendations, and Members are advised that this summary should be read in conjunction with the detailed report.

MAIN REPORT

1 APPLICATION SITE AND LOCALITY

- 1.1 The application site forms part of the One Leisure St Ives, outdoor leisure facility, predominantly a sport and leisure facility located to northwest side of St Ives market town, and within its built-up area. The site is fully located in Flood Zone 1, and at no other identified risks of flooding, is not in close proximity to any designated heritage assets, and there are no other identified constraints.
- 1.2 Access to the site is from the east, from California Road, with approximately 170 car parking spaces, including the overflow car park, currently in place surrounding the main hub building. The edges of the wider facility are heavily vegetated, including trees belts, although the eastern boundary between the pedestrian access and Ansley Way is bounded by tall hedging, with residential units visible at their first floors above that. A timber post and rail fence runs along the edge of the pedestrian way where it adjoins the playing fields.

2 DESCRIPTION OF PROPOSED DEVELOPMENT

- 2.1 The application proposes the following;
- Artificial Grass Pitch measuring 97m by 61m and associated markings
 - Hardstanding viewing and goal storage area.
 - 4.5m high perimeter fencing with 1.2m high internal fence
 - 6no. 13m high floodlighting columns, and replacement light heads to existing columns.
 - Siting of a storage container measuring 2.4m in width, 6m in depth and 2.5m in height.
 - A Landscape bund approx. 100m in length by 25m in width at its widest, at 1.5m in height.
 - Hardstanding to created access pathways.
- 2.2 The AGP is located close to the centre of the site, immediately south of an existing AGP, with the associated hardstanding, lighting, fencing and storage container surrounding it. The landscape bund is located parallel to the western boundary of the wider facility, approximately 10m from the boundary.

3 RELEVANT PLANNING HISTORY

- 3.1 There is no planning history directly relevant to the proposal.

4 RELEVANT PLANNING POLICY AND GUIDANCE

- 4.1 Huntingdonshire's Local Plan to 2036 (Adopted 15th May 2019)
- LP1 Amount of Development
 - LP2 Strategy for Development
 - LP3 Green Infrastructure
 - LP4 Contributing to Infrastructure Delivery
 - LP5 Flood risk
 - LP7 Spatial Planning Areas
 - LP11 Design Context
 - LP12 Design Implementation
 - LP14 Amenity
 - LP15 Surface Water
 - LP16 Sustainable Travel
 - LP17 Parking Provision and Vehicle Movement
 - LP22 Local Services and Community Facilities
 - LP23 Tourism and Recreation
 - LP30 Biodiversity and Geodiversity
 - LP31 Trees, Woodland, Hedges and Hedgerows
 - LP32 Protection of Open Space
 - LP34 Heritage Assets and their Settings

- 4.2 Emerging St Ives Neighbourhood Plan – While a Neighbourhood Plan is in production, it remains at an early stage and is therefore not considered sufficiently progressed where it could be afforded any weight, in accordance with NPPF para. 49.
- 4.3 Supplementary Planning Documents
- Huntingdonshire Landscape and Townscape Assessment – Adopted 2022
 - Huntingdonshire Design Guide – Adopted 2017
 - Cambridgeshire Flood and Water SPD – Adopted 2017
 - RECAP Waste Management Design Guide – Adopted 2026
 - Development Contributions – Adopted 2011 (costs updated annually)
- 4.4 National Planning Policy and Guidance
- National Planning Policy Framework 2024 (NPPF)
 - National Planning Practice Guidance
 - National Design Guide 2019 (NDG)
 - Noise Policy Statement for England 2010

Statutory Duties and Relevant Legislation

- 4.5 Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.
- 4.6 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires Local Planning Authorities when considering development that affects the setting of a listed building or its setting to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
- 4.7 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires Local Planning Authorities when considering development to pay special attention to preserving or enhancing the character or appearance of a conservation area.
- 4.8 Section 149 of the Equality Act 2010 requires that public authorities, in exercising their functions must, among other things, have due regard to the need to eliminate discrimination, advance equal opportunities and foster good relations.

RESPONSE TO CONSULTATION

- 4.9 Below is a summary of the consultation responses received at the time of writing this report. Responses are available to view in full on the Council's website.

Consultee	Position	Comment
St Ives Town	Support	Support subject to the consideration of supporting

Council		surrounding infrastructure, particularly car parking and California Road maintenance.
CCC Local Highway Authority (LHA)	No objection	
CCC Lead Local Flood Authority (LLFA)	No Comment	
HDC Arboricultural Officer	No objection	Support application with minor amendment to the construction of protective tree fencing.
HDC Environmental Health Officer (EHO)	No objection	The Noise Impact Assessment and Floodlighting scheme demonstrates there will be no nuisance. Recommend the mitigation is secured by condition. The proposed hours of use should be conditioned.
HDC Ecology	No objection	No objection following amendments subject to conditions.
Sport England	No objection	No objections subject to conditions requiring details and the implementation of replacement cricket pitches, AGP certification details, and an AGP management scheme.

5 RESPONSE TO PUBLICITY

Below is a summary of the third party and neighbour responses received at the time of writing this report.

- 5.1 1no. representations received in support, from the Football Foundation, raising the following summarised material comments:
- The development will support physical health and wellbeing and community use.
- 5.2 2no. representations received objecting, from no. 56 Ansley Way, raising the following summarised material comments;
- There are noise impacts from the current AGP that will be exacerbated through the new AGP proposed closer to residential properties.
- 5.3 The following points have been raised that are not material planning considerations. Officer notes have been *italicised* for explanation where necessary;
- The development should be located elsewhere. *Officer note – Applications must be assessed on their own merits. Noting the extent of the red line for this application, there is no ability to relocate the development in any event.*
 - Matters relating to funding streams.

6 APPRAISAL

Principle of Development

- 6.1 The application site forms part of a long established leisure facility located to north west of St Ives, a Market Town and Spatial Planning Area under policy LP7 of the Local Plan to 2036. The site is also located within the Built-up area, being closely related to the wider built form of St Ives and with clear boundary demarcation to west and north where the development interfaces with the wider countryside. In terms of the principle of the proposed use at this location, the proposal would represent additionality to the existing, long established use, as opposed to the introduction of any new use. As such the principle of the use is established and the proposal would readily accord with policy LP7.
- 6.2 Policy LP32 requires that, where there is a loss of an area of open space, the development includes provision for alternative facilities in a suitable location, with appropriate management arrangements, prior to the commencement of the development. The application proposes the AGP in an area currently used as a cricket wicket, which in turn would be relocated approx. 350m north, within the wider leisure facility. This would remain within the control and management of One Leisure, and would continue to support, at the least, the existing levels of sport provision within the site such that there would be no material loss of facilities, in accordance with policy LP32 and Sport England advice.
- 6.3 For the avoidance of doubt, officers have reviewed the works that would be required to reprovide the cricket wicket and consider this could be carried out as permitted development in accordance with Schedule 2 Part 12 Class A of the Town and Country Planning (General Permitted Development) Order 2015. Officers note those works are however necessary to ensure no loss in overall capacity for cricket and as such consider this replacement could be secured by condition, as recommended by Sport England.
- 6.4 Subject to a condition securing the reprovision to an appropriate standard, it is considered that the principle of development is acceptable, and in accordance with policies LP7 and LP32.

Landscape and Character

- 6.5 The adopted Landscape and Townscape Supplementary Planning Document (LTSPD) locates the application site within the Central Claylands Landscape Character Area (LCA), generally characterised by undulating arable farmland, large field patterns and substantial urban areas. The site itself is largely open internally, with well-established vegetative boundaries, but reflective of its use as an outdoor sport facility. The area proposed for the AGP and its associated supporting infrastructure is located to the south of an existing AGP.
- 6.6 In visual terms, the proposed development largely reflects the established character of the site, with the AGP retaining a generally green, formalised layout that would reflect the established pattern within the site. While the fencing,

lighting columns, hardstanding and associated storage container would introduce additional vertical elements to the site, these are reasonably identifiable as supporting infrastructure to the main recreation use and considered relatively minor in overall scale and form. As such these elements, in terms of their physical presence in the site, are not considered to alter the character of the site or its generally green character as part of a formalised open space.

- 6.7 In respect to potential lightspill from the lighting columns, the application has provided a light spill diagram that demonstrates the proposed light heads would be largely directional, keeping any lighting focused within the AGP and its immediate surroundings. The replacement heads to the existing columns indicate a significant reduction in spill, and would likely represent an improvement to the overall situation even including the additional arrangement, reducing edge spill from approximately 46m to 18m at some points. As such, it is not considered light spill would be likely to give rise to any material impact to the wider character of the area.
- 6.8 The proposed bund would be sited along part of the western edge of the leisure facility at 1.5m in height, and with a number of trees planted to western side alongside the existing vegetated boundary. The established planting is considered sufficient to prevent views from the west, and would be supported by the additional planting to further limit the relatively contained impacts of the bund. Internally, there is a footpath connection along the eastern edge of leisure facility that would afford open views. These are at a reasonable distance, and would be viewed against the backdrop of planting with the AGP in the foreground such that it is not considered there would be any materially significant change to the general experience of the site in character or landscape terms.
- 6.9 On the whole, therefore, the proposal is considered to accord with policies LP11 and LP12.

Transport Highway Impacts

- 6.10 The application site is served by an existing vehicular access to the east, from California Road, as well as a formal parking area and an additional grasscrete overflow parking area. The application proposes to retain all parking and access arrangements, totalling 186no. vehicle parking spaces and 26no. cycle spaces, with additional hardstanding within the site to support visitor access to the new AGP.
- 6.11 The submitted documents note the current and anticipated use levels based on the established patterns of use within the site and a theoretical worst-case scenario. They estimate that, during weekend mornings where there is the highest experienced level of use, a likely worst-case need would be for 96no. parking spaces, including all participants and visitors. 90 spaces would remain available for the wider facility.

- 6.12 No objections have been received from statutory consultees or local residents in respect to parking or transport impacts. Noting the significant overprovision of parking against the potential worst-case scenarios, even assuming there was a substantial amount of other use within the wider leisure facility using the remaining spaces, it is considered unlikely that there would be a such a significant level of parking that it could not be accommodated within the site. It is therefore not considered that there would be any material harm to the wider highway network through parking in inappropriate locations or trip generations.
- 6.13 On the whole, the proposal is therefore considered to accord with policies LP16 and LP17.

Ecology and Biodiversity

- 6.14 The application has been accompanied by a Preliminary Ecological Assessment (PEA) that identifies limited habitat would be affected by the proposal, given the predominant impact is to the existing grass pitches which are in active use. The PEA notes the western boundary of the facility is the habitat of greatest value, particularly supporting foraging and commuting bats, which have been identified within and surrounding the site. The supplementary Bat Survey has identified a number of different species of bat that utilise the site, including light sensitive species, and recommends mitigation to limit the impacts of the development, mainly in relation to appropriate directional lighting to limit light spill.
- 6.15 The submitted Biodiversity Metric indicates a current onsite habitat value of 1.91 units, to be increased to 2.11 units, a change of 10.48%. The onsite provision would be secured by condition in accordance with Schedule 7A of the Town and Country Planning Act 1990, requiring the submission and approval of the Biodiversity Gain Plan. This will ensure a sufficient level of net gain is achieved in accordance with the regulations and policy LP30, as well as the long-term maintenance.
- 6.16 The Ecology Officer has reviewed the submitted documents and following the amended soft landscape proposals to alter the proposed planted tree species to the bund, has raised no objections subject to a condition securing net gain.
- 6.17 On the whole, and subject to conditions, it is considered the development has made suitable provision for protected species, and will ensure a compliant level of net gain. The proposal therefore accords with policy LP30.

Drainage and Flood Risk

- 6.18 The application site is located in Flood Zone 1, with the lowest risk of flooding from river sources, and is not at an identified risk of ground or surface water flooding. The application proposes the AGP to be a permeable construction, with runoff directed to the eastern edge of the AGP and the subbase providing attenuation sufficient to accommodate surface water flows from the development, including additional climate change allowance, and to restrict subsequent discharge to greenfield runoff rates.

- 6.19 No objections have been received in respect to flood risk or drainage, and the application site is not at any identified risk. The development is situated well within the boundaries of the leisure facility such that any runoff would be directed within the site and would be in a controlled area before being discharged to an existing surface water drainage along the eastern boundary at an appropriate rate to ensure there would be no materially adverse impact to the wider surface water network.
- 6.20 A condition would be necessary to require the drainage strategy to be implemented prior to occupation and maintained for its lifetime. Subject to that, however, it is considered there would be adequate provision for drainage, in accordance with policies LP5 and LP15.

Impacts of Neighbouring Amenity

- 6.21 The leisure facility is bordered by residential properties along its south and east edges, with agricultural land to the west and further recreational land to the north. The AGP would replace existing grass pitch provision, and as such any consideration of impacts should be considered against the background of the existing, established use.
- 6.22 The application has been accompanied by a noise assessment that assesses the likely levels of noise and the impacts to surrounding properties. It makes recommendations for mitigation, namely the implementation of a noise management plan, including a complaints and investigation process, and the installation of neoprene isolators to reduce noise impacts from balls striking fences.
- 6.23 Objections have been received from a neighbouring property to the eastern boundary, on the grounds of noise impacts from the AGP.
- 6.24 The Council's Environmental Health Officer has reviewed the submitted documents and raises no objections, subject to conditions securing mitigation within the noise assessment and management plan.
- 6.25 The submitted noise assessment notes the distance from the nearest residential properties is approximately 90m, and indicates an expected noise level of 58db at 10m from the edge of the pitch for general uses, utilising levels taken from existing AGPs elsewhere, and reducing to 46db at the nearest noise sensitive property to the south, albeit officers note more established planting along that boundary that would provide additional attenuation than to the east, where vegetation is lower and the first floors of properties are more visually open. World Health Organisation (WHO) guidance indicates a threshold of 50db, below which noise levels are considered acceptable within gardens, and likely to be attenuated by building fabric with windows open to allow for an acceptable internal level of noise. The submitted assessment provides a noise diagram that indicates levels would be below that well before reaching the edge of residential properties.

- 6.26 In respect to transient noise, as an intermittent source such as a shout or whistle, the maximum indicated noise level is estimated at 90db at 1m from the source, attenuating to a maximum of 62db at nearest residential properties. The nature of this noise source is limited, being very short bursts, but is also present in the site currently given the existing AGP and wider sport facilities. There is no specific guidance on acceptable thresholds for this type of noise, but given the intermittent nature of that noise, its modelled levels at residential units, the mitigation measures within the submitted noise assessment to limit such instances, and having regard to the existing use of the site as a sport facility, it is not considered that this would be materially harmful beyond the current arrangements.
- 6.27 Noting the physical separation of the proposed development from surrounding property, the long established use and the height, it is not considered there would be any material changes to the existing relationship with existing residential amenity by virtue of overshadowing, overbearing impacts or overlooking.
- 6.28 The site is surrounded by residential dwellings, and the proposal requires a significant level of earth movement that, uncontrolled, may be discharged onto the surrounding roads. In order to minimise construction impacts, it is considered appropriate to require a construction management plan be submitted by condition, to provide appropriate mitigation measures to protect amenity of the surrounding area.
- 6.29 On the whole, therefore, the proposal is not considered to materially harm the amenity of neighbouring residents beyond the current arrangements and, subject to conditions, would therefore accord with policy LP14.

Other Matters

Public Sector Equalities Duties

- 6.30 The Equality Act 2010 provides protection from discrimination in respect of certain protected characteristics, namely: age, disability, gender reassignment, pregnancy and maternity, race, religion or beliefs and sex and sexual orientation. It places the Council under a legal duty to have due regard to the advancement of equality in the exercise of its powers including planning powers.
- 6.31 The Committee must be mindful of this duty inter alia when determining all planning applications. In particular, the Committee must pay due regard to the need to:
- (1) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Act;
 - (2) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it; and

(3) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

- 6.32 Due consideration has been made to The Equality Act 2010 during the assessment of the planning application and no conflicts are raised.

Human Rights

- 6.33 Due consideration has been made to The Equality Act 2010 during the assessment of the planning application and no conflicts are raised. There may be implications under Article 1 (protection of property) and Article 8 (right to respect for private and family life) of the First Protocol regarding the right of respect for a person's private and family life and home, and to the peaceful enjoyment of possessions; however, these issues have been taken into account in the determination of this application.

Heritage Assets

- 6.34 The site is a substantial distance from the nearest heritage asset (approx. 250m at the nearest point), with intervening development and long established planting screening the site such that there is no intervisibility. The development is not considered to result in any material change to the setting of these heritage assets, and would therefore accord with policy LP34.

Trees

- 6.35 No objections have been raised in respect to tree impacts, but the Arboricultural officer has noted that the indicated tree protection measures would not be suitable to mitigate the impact. They have recommended a condition seeking revised protection measures to ensure the existing onsite trees are protected during the course of the works, particularly from the creation of the bund. This is considered reasonable and necessary to protect the existing boundary planting, and subject to such a condition it is considered the proposal would accord with policy LP32.

7 PLANNING BALANCE AND CONCLUSION

- 7.1 The proposed development would support the existing leisure and sport facility, enabling a more comprehensive use to better serve the clubs that use the site, as well as improve the offer to the local population it serves.
- 7.2 While an objection in relation to noise impacts has been received, technical consultees have considered the submitted assessment and the mitigation measures it proposes and recommend these would be sufficient to mitigate impacts of noise, having regard to the fallback that the sports use would continue within this location on the existing grass pitches.

- 7.3 No objections have been received in respect to any other technical matters, and it is considered that conditions would secure all proposed works to ensure they are implemented at the appropriate time to mitigate any impacts.
- 7.4 As set out in the sections above, it is considered the proposed development would accord with relevant national and local policies.

8 RECOMMENDATION AND CONDITIONS

- 8.1 It is recommended that the Committee delegate powers to the Head of Planning, Infrastructure & Public Protection to;
1. Determine the final wording of the conditions, in consultation with the applicant and, where necessary, technical consultees, including in accordance with the Town and Country Planning (Pre-Commencement Conditions) Regulations 2018 and then grant permission for the development subject to conditions (draft conditions set out below)

Draft Conditions

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

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

2. 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
Location Plan	G-222967 02	rev 00	10.12.2025
Site Plan	G-222967 03	rev 00	10.12.2025
Planning Layout	G-222967 04	rev 00	10.12.2025
Elevations	G-222967 05	rev 00	10.12.2025
drainage details	G-222967 08	rev 00	10.12.2025
drainage details	G-222967 09	rev 00	10.12.2025
Planning Layout	G-222967 10	rev 00	10.12.2025
Landscaping	CLA/26336/LP01	rev B	22.05.2026
Site Layout	G-222967 10	rev 05	18.06.2026

Reason – For the avoidance of doubt and to facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.

3. No development of the 3G Artificial Grass Pitch shall commence until details of the design and layout of the cricket non turf pitches have first been submitted to and approved in writing by the Local Planning Authority. Both cricket non turf pitches shall be completed in accordance with the approved details and made available for use prior to the construction of the 3G Artificial Grass Pitch.

Reason – To ensure the development is fit for purpose and sustainable and to accord with Policy LP32 of Huntingdonshire's Local Plan to 2036.

This condition is required to be precommencement to ensure there is no loss of facilities throughout any phase of the development.

4. Use of the artificial grass pitch shall not commence until:
(a) certification that the Artificial Grass Pitch hereby permitted has met the FIFA Quality accreditation or equivalent International Artificial Turf Standard (IATS); and

(b) confirmation that the facility has been registered on the Football Foundation's Register of Football Turf Pitches;

have been submitted to and approved in writing by the Local Planning Authority.

Reason – To ensure the development is fit for purpose and sustainable, provides sporting benefits and to accord with Policy LP32 of Huntingdonshire's Local Plan to 2036.

5. Before the 3G Artificial Grass Pitch is brought into use, a Management and Maintenance Scheme for the 3G Artificial Grass Pitch and cricket pitch (including the Non Turf Pitches) including management responsibilities, a maintenance schedule, and a mechanism for review shall be submitted to and approved in writing by the Local Planning Authority after consultation with Sport England. The measures set out in the approved scheme shall be complied with in full, with effect from commencement of use of the 3G Artificial Grass Pitch and retained thereafter.

Reason – To ensure that a new facility is capable of being managed and maintained to deliver a facility which is fit for purpose, sustainable and to ensure sufficient benefit of the development to sport and to accord with Policy LP32 of Huntingdonshire's Local Plan to 2036.

6. The recommendations of the Noise Impact Assessment (ref. 11763/JLY, received 10/12/2025) shall be completed prior to the Artificial Grass Pitch first coming into use, and thereafter maintained in accordance with the approved details.

Reason – To ensure a satisfactory noise environment that would protect the amenity of surrounding residential properties in accordance with policy LP14 of Huntingdonshire's Local Plan to 2036.

7. The Noise Management Plan (received 10/12/2025) shall be implemented prior to the Artificial Grass Pitch hereby permitted first coming into use and shall be maintained throughout the lifetime of the development. Any alterations, revisions or amendments to the Plan shall first be submitted to and approved in writing by the Local Planning Authority and thereafter implemented and maintained for the lifetime of the development.

Reason – To ensure a suitable noise environment is maintained during the operation of the development and protect the amenity of surrounding residential properties, in accordance with policy LP14 of Huntingdonshire's Local Plan to 2036.

8. The Artificial Grass Pitch, hereby permitted, shall not be used except between the hours of 08:00am and 22:00pm (inclusive) on any single day.

Reason – To minimise the impact of noise to residential properties during more sensitive hours, in accordance with policy LP14 of Huntingdonshire's Local Plan to 2036.

9. No development shall commence until details of the following have been submitted to and approved in writing by the Local Planning Authority:

- (a) Contractors' access arrangements for vehicles, plant and personnel;
- (b) Contractors' site storage area(s) and compounds(s);
- (c) The means of moving, storing, stacking all building materials, plant and equipment around and adjacent to the site;
- (d) Parking for contractors' vehicles and contractors' personnel vehicles;
- (e) Location and details of wheel-washing facilities;

Development shall be carried out in accordance with the approved details for the duration of the development.

Reason – To ensure that before any development commences the amenity of the adjoining properties is protected and highway safety maintained during the construction period in accordance with Policies LP14 and LP17 of the Huntingdonshire Local Plan to 2036.

This is a precommencement condition required to control the construction phase, and ensure all development is carried out in a manner that would not adversely impact surrounding residential amenity, and therefore must be considered prior to the commencement of construction works.

10. Soft and Hard landscaping within the development shall be implemented in accordance with the approved details prior to the development hereby permitted first coming into use. Planting shall be undertaken within the first planting season following commencement of development, or such other timeframe which shall first be agreed in writing by the Local Planning Authority. Any planting that, within 5 years of the development, dies or becomes diseased or dangerous, shall be replaced with planting of a similar species, unless the Local Planning Authority otherwise agrees in writing to any variation.

Reason: To ensure satisfactory appearance of the development in accordance with policy LP11 and LP12 of Huntingdonshire's Local Plan to 2036.

11. The development shall not commence until:
 - (a) a biodiversity net gain plan has been submitted to the planning authority; and
 - (b) The planning authority has approved the plan
 The biodiversity net gain plan shall be implemented in accordance with the approved details.

Reason: This pre-commencement condition is required to ensure the development delivers a biodiversity net gain and secures the protection and effective management of the remaining habitat on site in accordance with Schedule 7A of the Town and Country Planning Act 1990, the NPPF 2024 and policy LP30 of the Huntingdonshire Local Plan to 2036.

12. Notwithstanding the submitted details, no development, demolition, clearance or preparatory operations (including excavations and archaeology), hereafter referred to as "the works", shall commence on site in connection with the development hereby approved, until a Tree Protection Plan has been submitted

to, and approved in writing by the Local Planning Authority. The approved Tree Protection Plan 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.

Reason: This is a pre-commencement condition 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.

13. Use of the Artificial Grass Pitch, hereby permitted, shall not commence until the Drainage Strategy has first been completed in accordance with the approved Proposed AGP Drainage Strategy (drawing no. G-222967 09 rev 00, received 10/12/25) and Proposed Drainage Layout (drawing no. G-222967 08 rev 00, received 10/12/25). The development shall thereafter be maintained in accordance with the Drainage Strategy (ref. G-222967, received 10/12/25).

Reason – To ensure suitable drainage is provided to protect future users and surrounding occupants from increase surface water discharge in accordance with policy LP15 of Huntingdonshire's Local Plan to 2036.

From: DevelopmentControl
Sent: 19 January 2026 14:15
To: DevelopmentControl
Subject: Comments for Planning Application 25/02378/HDC

Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 19/01/2026 2:15 PM from Mrs Libby White.

Application Summary

Address:	One Leisure California Road St Ives PE27 6SJ
Proposal:	Creation of a 3G Artificial Grass Pitch (AGP) with perimeter fencing, hardstanding areas, storage container, floodlights, an access footpath and associated bund; Replacement lighting heads to existing AGP.
Case Officer:	James Croucher

[Click for further information](#)

Customer Details

Name:	Mrs Libby White
Email:	townclerk@stivestowncouncil.gov.uk
Address:	St. Ives Town Hall Market Hill ST. IVES

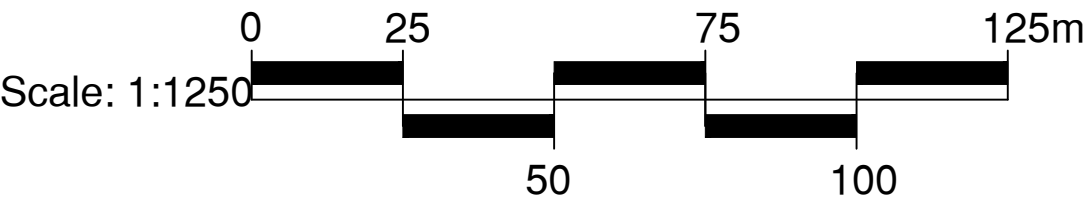
Comments Details

Commenter Type:	Town or Parish Council
Stance:	Customer made comments in support of the Planning Application
Reasons for comment:	
Comments:	St Ives Town Council recommends approval of this application, subject to consideration of supporting the surrounding infrastructure, particularly car parking maintenance and ongoing maintenance of California Road.

Kind regards

St Ives Outdoor Centre

Creation of an AGP



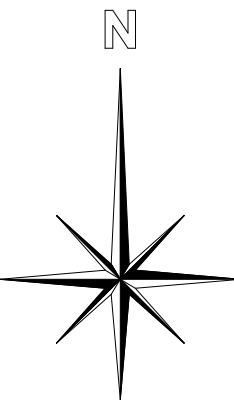
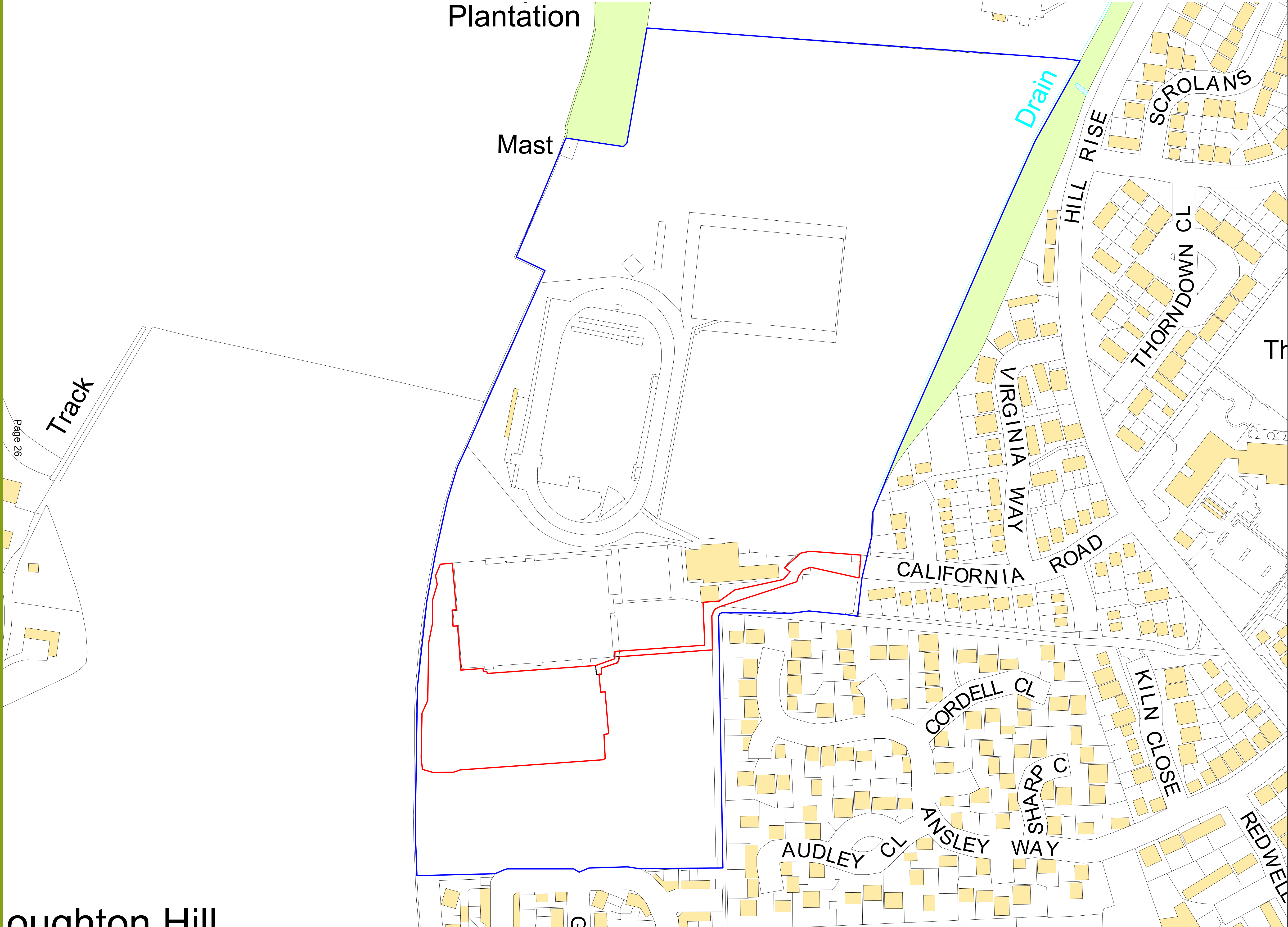


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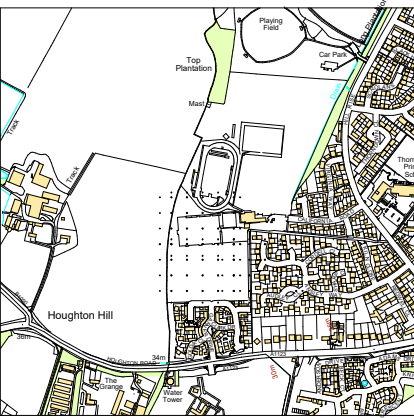
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00	PLANNING ISSUE	HP	WB	27.11.25
REV	DESCRIPTION	REV	CK	DATE



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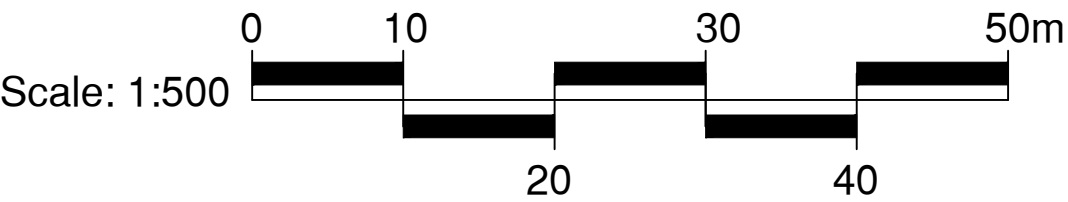
AUTHOR
HP

TITLE
St Ives Outdoor Centre
Creation of an AGP
Site Location Plan

PROJECT	SCALE	SIZE
G-222967	1:1250	A1
DRAWING No	REVISION	
02	00	

St Ives Outdoor Centre

Creation of an AGP





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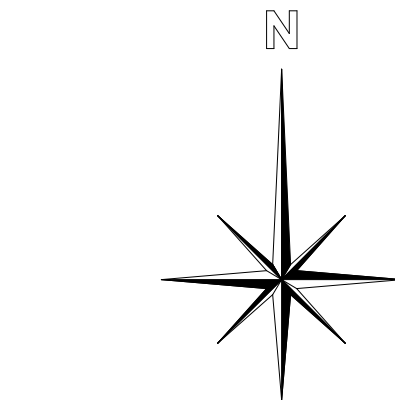
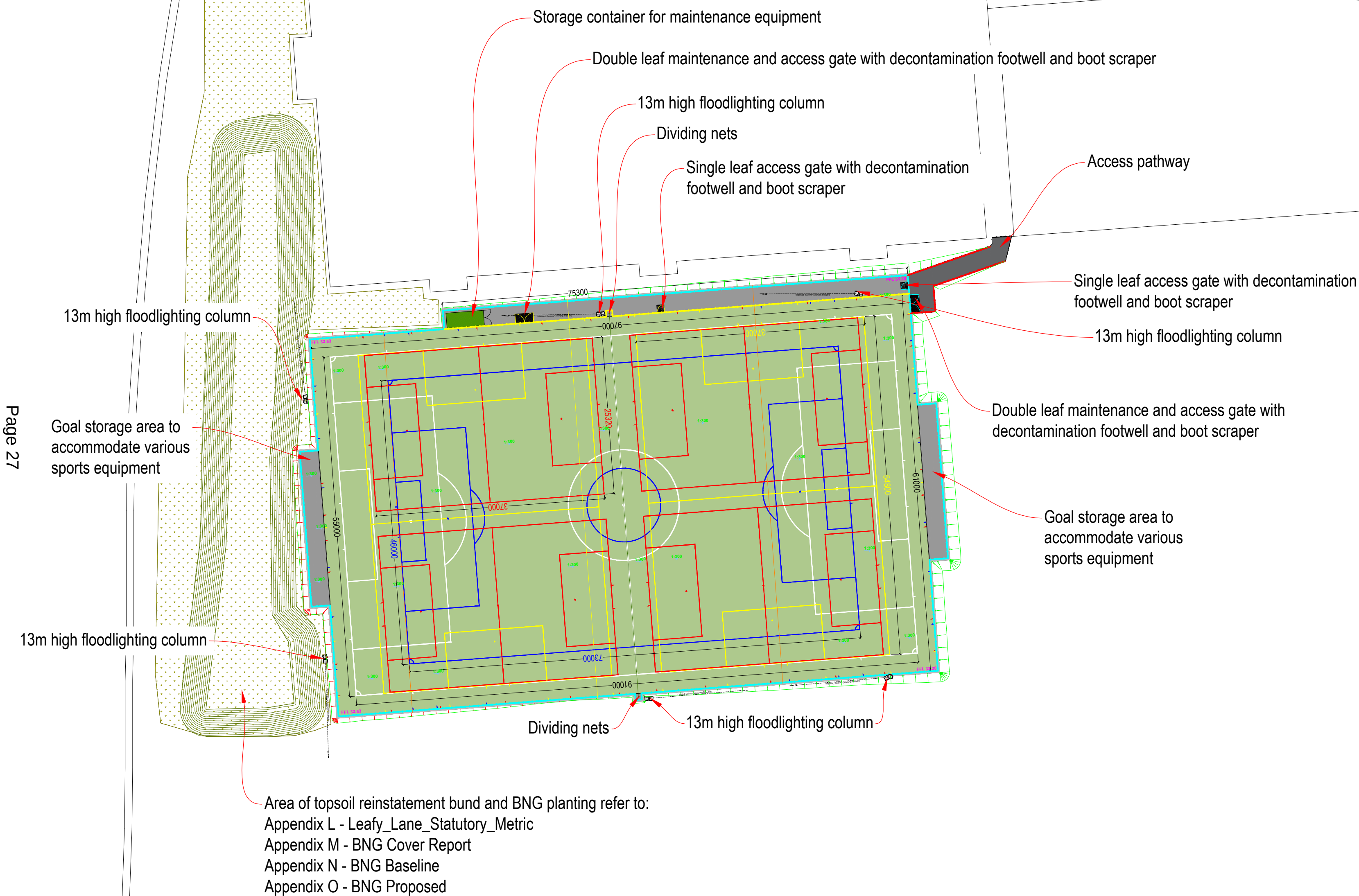
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- Artificial Turf Playing Area
- Footpaths & Hard Standing Areas
- Area of topsoil reinstatement bund of existing courts being removed and BNG planting
- 4.5m High Fence Line
- 1.2m High Fence Line
- 1.2m High Timber Rail Fence Line

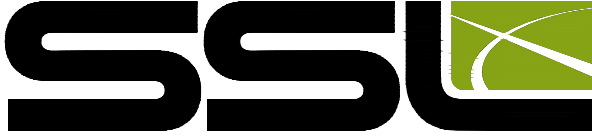
Notes:
Line markings to accommodate:
1Nr. 11v11 91x55m (white)
1Nr. 9v9 73x46m (blue)
2Nr. 7v7 54.8x37m* (yellow)
4Nr. 5v5 37x25.32m* (red)

*Smaller than recommended size but acceptable for FA match play

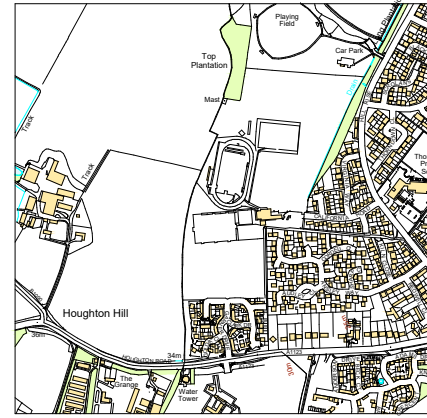
Page 27



00	PLANNING ISSUE	WB	05/11/25
REV	DESCRIPTION	REV	CK DATE



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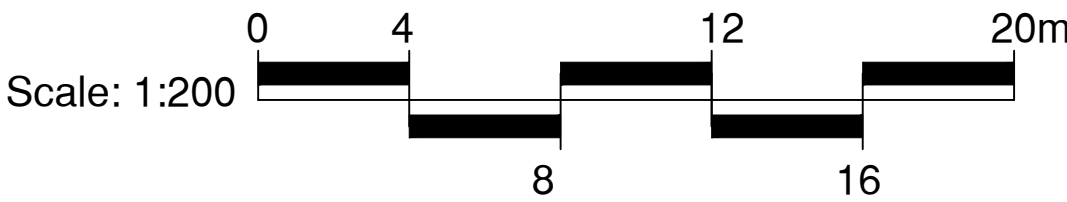
AUTHOR
WB

TITLE
St Ives Outdoor Centre
Creation of an AGP
Proposed Site Plan

PROJECT	SCALE	SIZE
G-222967	1:500	A1
DRAWING No	REVISION	
03	00	

St Ives Outdoor Centre

Creation of an AGP





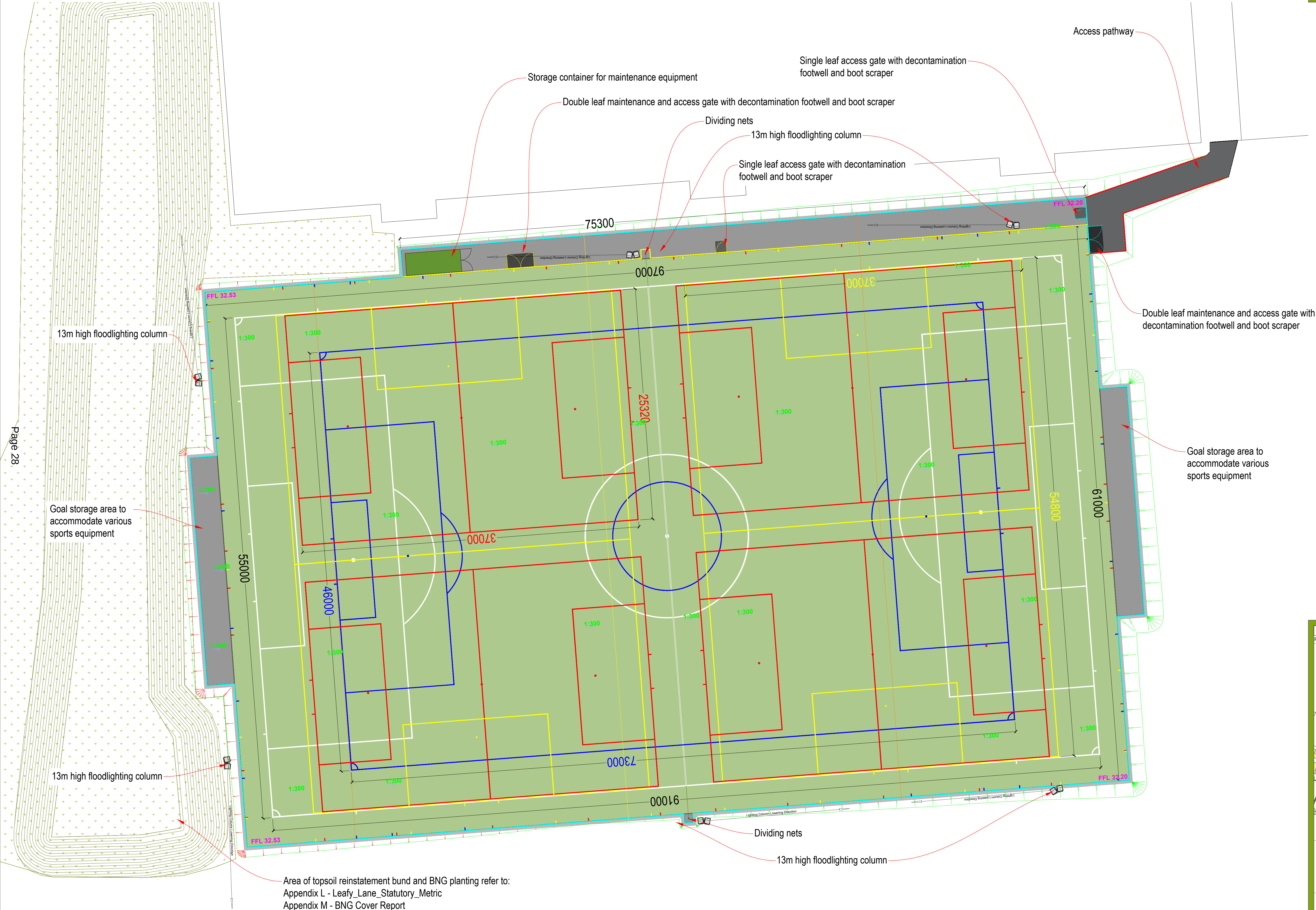
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- Artificial Turf Playing Area
- Footpaths & Hard Standing Areas
- Area of topsoil reinstatement bund of existing courts being removed and BNG planting
- 4.5m High Fence Line
- 1.2m High Fence Line
- 1.2m High Timber Rail Fence Line

Notes:
Line markings to accommodate:
1Nr. 11v11 91x55m (white)
1Nr. 9v9 73x46m (blue)
2Nr. 7v7 54.8x37m* (yellow)
4Nr. 5v5 37x25.32m* (red)

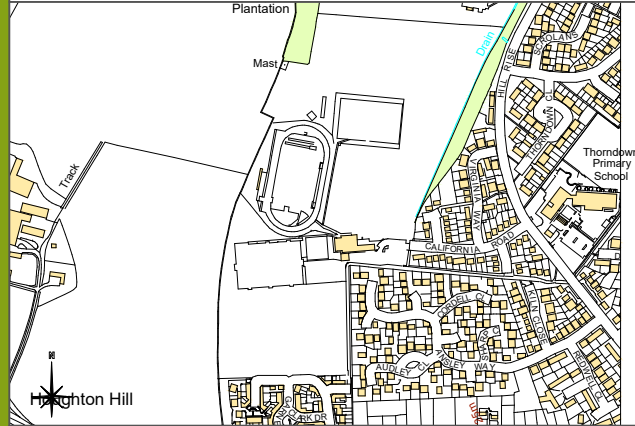
*Smaller than recommended size but acceptable for FA match play



00 PLANNING ISSUE WB 05/11/25
REV DESCRIPTION REV CK DATE



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AUTHOR WB

TITLE
St Ives Outdoor Centre
Creation of an AGP
Proposed AGP Plan

PROJECT G-222967
DRAWING No 04

SCALE 1:200

SIZE A1
REVISION 00

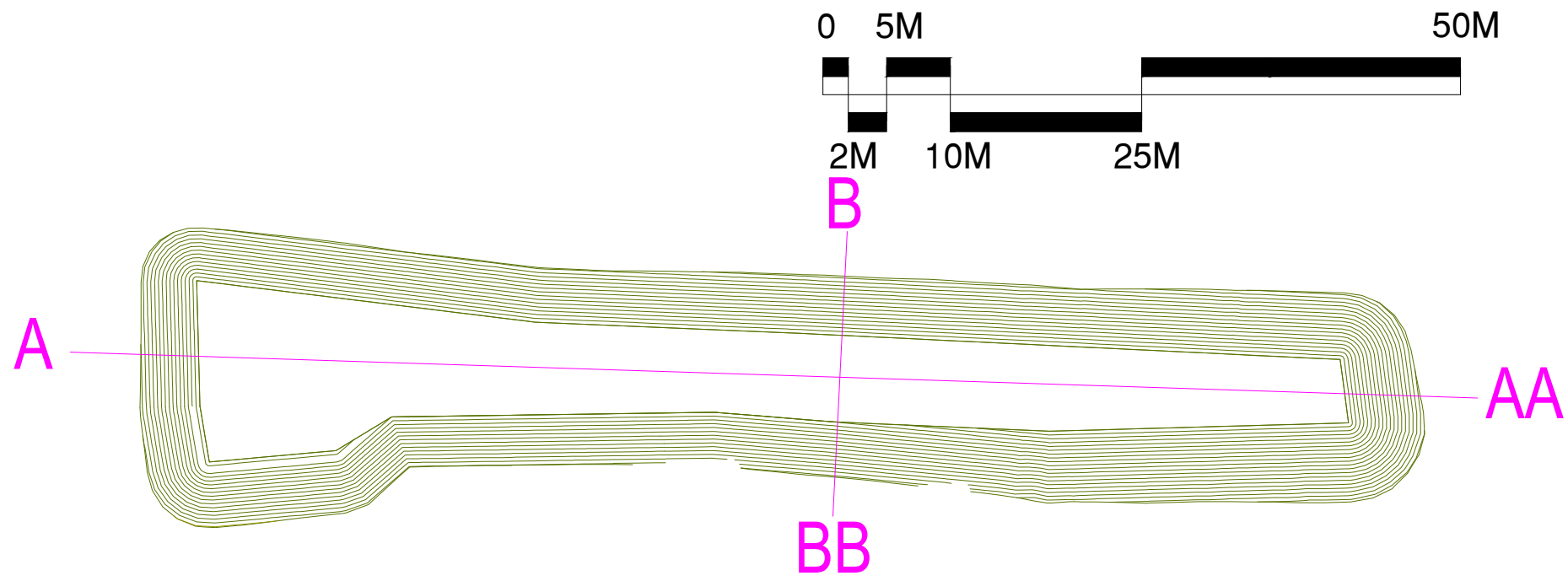
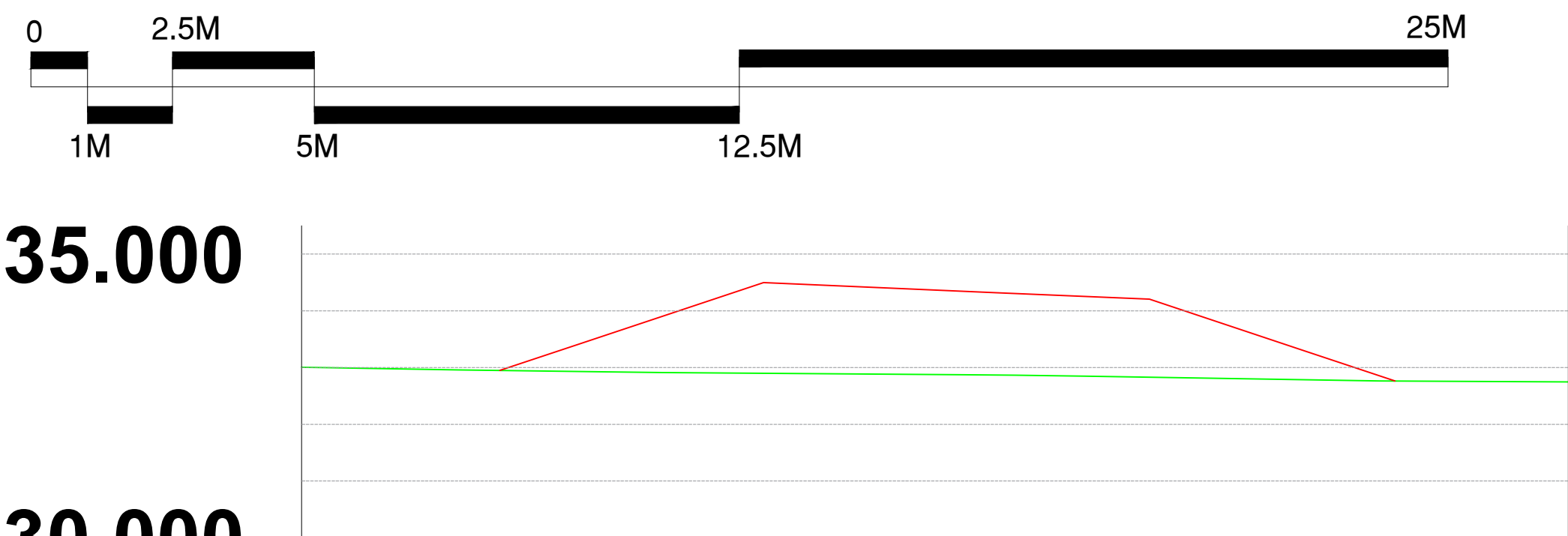
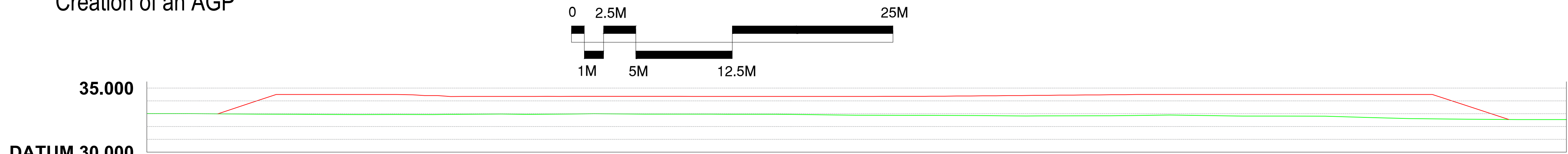
St Ives Outdoor Centre

Creation of an AGP

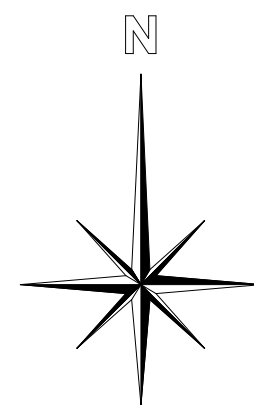
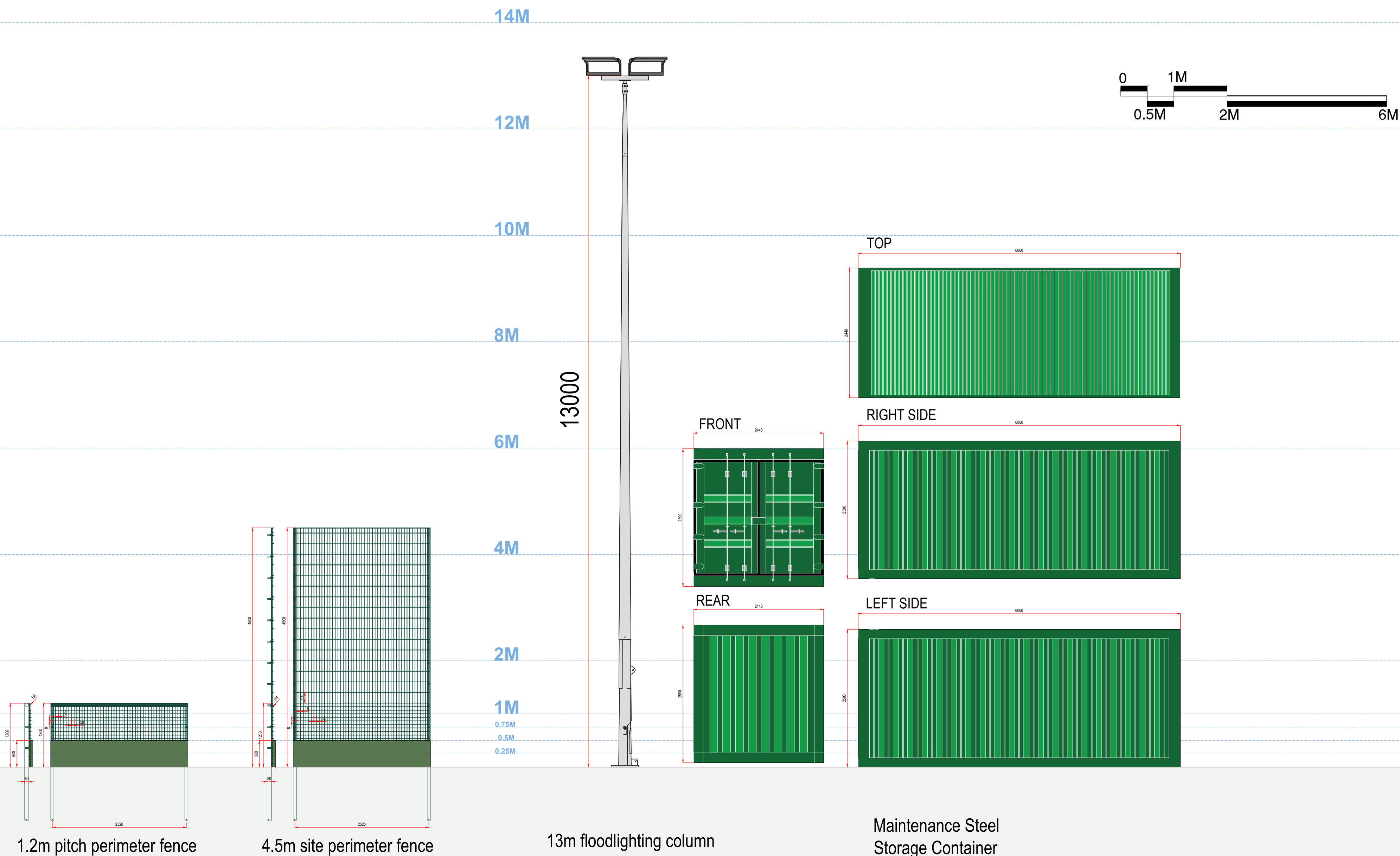


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00	PLANNING ISSUE	WB	05/11/25
REV	DESCRIPTION	REV	CK DATE
 Surfacing Standards Limited SPORTS PITCH CONSULTANTS			
AUTHOR WB			
TITLE St Ives Outdoor Centre Creation of an AGP Proposed Elevation			
PROJECT	G-222967	SCALE	As Stated
DRAWING No	05	SIZE	A1
		REVISION	00

St Ives Outdoor Centre

Creation of an AGP

- 4no. 100m x 64
- 1no 91x55m
- 2no 70x40.5m
- 2no 55x37m
- 1no. 11 lane cricket wicket
- 1no. old unused cricket wicket that now holds football
- 1no. artificial hockey pitch
- 1no. artificial football pitch
- 1no. athletics track

400m athletics track with 100m sprint straight and all other athletics facilities

Artificial cricket wickets

106x70m AGP
1Nr. 11v11 100x64m
2Nr. 9v9 63.8x46m
2Nr. 55x37m
4Nr. 37x27m

St.Ivo Outdoor Complex

Huntingdonshire Athletics Club

One Leisure St Ives Outdoor and G

Existing Pitch Layout

Existing Summer (Blue) & Winter (Red) Playing Field Layout

- 4no. 100m x 64
- 1no 91x55m
- 1no.91x55m artificial football pitch
- 1no 70x40.5m
- 1no 55x37m
- 1no. 14 lane cricket wicket
- 2no. additional artificial cricket wickets
- 1no. artificial hockey pitch
- 1no. 100m x 65m artificial football pitch
- 1no. athletics track

400m athletics track with 100m sprint straight and all other athletics facilities

Artificial cricket wicket

106x70m AGP
1Nr. 11v11 100x64m
2Nr. 9v9 63.8x46m
2Nr. 55x37m
4Nr. 37x27m

97x61m AGP
1Nr. 11v11 91x55m
1Nr. 9v9 73x46m
2Nr. 7v7 54.8x37m
4Nr. 5v5 37x25.32m

St.Ivo Outdoor Complex

New junior artificial cricket wicket

Huntingdonshire Athletics Club

One Leisure St Ives Outdoor and G

Proposed Pitch Layout

Proposed Summer (Blue) & Winter (Red) Playing Field Layout

Scale: 1:1250



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05	PLANNING ISSUE	WB	18/06/26
04	PLANNING ISSUE	HP	28/05/26
03	PLANNING ISSUE	HP	20/05/26
02	PLANNING ISSUE	HP	30/03/26
01	PLANNING ISSUE	HP	03/03/26
00	PLANNING ISSUE	WB	05/11/25
REV	DESCRIPTION	REV	CK DATE

SSL
Surfacing Standards Limited
SPORTS PITCH CONSULTANTS



HP			
AUTHOR			
TITLE			
St Ives Outdoor Centre			
Creation of an AGP			
Playing Field Layout			
PROJECT	G-222967	SCALE	1:1250
PROJECT	G-222967	SIZE	A1
DRAWING No	10	REVISION	05



OUTLINE SPECIFICATION

IMPLEMENTATION PROGRAMME
Soft landscaping to be implemented and implemented during the first planting season (Mid-November to Mid-January for successful establishment. Planting between January and March must have an increased watering regime) after the substantial completion of the hardworks.

SERVICES
These landscape proposals have not been cross referenced against service and utility locations to identify any potential conflicts. Client/engineer to review and advise accordingly.

PLANT STOCK
The trees should be planted in accordance with British Standards BS5854 : 2014, BS 3936 Nursery Stock (Parts 1-10), BS 4428 : 1989, BS 4043 : 1989 and BS 5837 : 2012.

Plant material and operations shall conform to BS5854 : 2014, BS 3936 Nursery Stock (Parts 1-10), BS 4428 : 1989, BS 4043 : 1989 and BS 5837 : 2012.

All planting that is within the root protection area of existing trees/shrubs to be retained, shall be undertaken by hand and positions altered should tree roots be encountered, in order to avoid damage to the root system.

Where bareroot plants arrive on Site and are not to be planted that day, these must be 'heeled in' with roots covered by sand/compost or damp straw until immediately before planting. Plants will not be left out at all and will be bagged for transportation around Site. (Root hairs are almost invisible and must not be allowed to dry out). Prune any badly damaged roots before planting.

TOPSOIL PREPARATION
All planting areas shall be excavated to the specified depth and the base of all planting beds ripped a further 250mm minimum, to provide free drainage. All arisings shall be removed from the planting bed prior to topsoiling. No bricks, rubble or debris in subsoil layers will be accepted prior to topsoiling.

TOPSOIL
Imported topsoil (if required) shall be from an approved source. It shall be a loam type, to BS 3882:2007. A topsoil sample shall be provided to the Landscape Architect with topsoil structure analysis for general landscape purposes. Topsoil from stockpiles on site shall be graded and separated and shall have been loose tipped, not piled above 2.5m and shall have not have been compacted by site plant. All topsoil heaps shall be regularly treated with herbicide and again prior to use to prevent the spread of weed. All contaminated soil shall be removed from site to an approved tip.

Shrub/scrub beds and hedgerows shall be topsoiled to a minimum depth of 300mm. All beds shall be cultivated to a depth of 250mm and raked to an even tilth prior to planting operations. Pit planting of scrub species will be into a min 300mm depth of topsoil. Grass/Wildflower areas will have min. 150mm topsoil.

Tree pits in soft landscape areas shall be excavated to a minimum size of 600 x 600 x 600mm deep, or 1/3 larger than the rootball/container size (whichever is the greater) and backfilled with approved topsoil and 100mm depth of peat free compost / ameliorants. All tree pits to be thoroughly decompact across base and sides prior to back-filling.

Boarding or geotextile/matting shall be used throughout ALL trafficked areas and planting will only be carried out during dry weather to prevent damage to adjacent areas. The surface will be left clean and soil free. Planting beds shall be left at a min of 20mm below the finished paving levels.

WEED/DEBRIS CLEARANCE
Weed growth on topsoil heaps shall be controlled by regular spraying with herbicide. Where necessary areas to be planted, turfed or seeded shall be cleared of any grass, weed growth or debris physically and/or chemically with a translocated herbicide (Glyphosate) prior to cultivation operations. If necessary any further grass and weed growth shall be eradicated physically and/or chemically (only if mechanical means fail) with a translocated herbicide. All roots of perennial weeds shall be removed. More than one application may be necessary to ensure eradication.

PROPOSED PLANTING
All plants shall be quality checked on arrival.

PROPOSED TREES
Trees shall be supplied to the sizes and stock shown on the plant schedule and planted in the locations shown. Each specimen tree shall have a single leader with a well developed, balanced crown and clear, straight stem. All trees shall be supported as follows: Feathered Trees or standards 8-10cm girth and below shall have a single stake. Trees over 10cm girth will be double staked.

All stakes shall be 75mm diameter and 2.5m long, pressure impregnated with preservative to BS1282, of a softwood source, free of any projections or bark and pointed at one end. It shall be driven into the pit prior to planting, to a depth 1.0m below the base of the pit, and following planting the stake shall be cut to a height of 1.2m above finished ground level. The tree shall be secured to the stake(s) using a 'rubberlock' standard belt tie with spacer blocks, or similar approved, wrapped around the trunk and passed through a rubber collar/spacer between the trunk and stake to prevent movement and chafing. The tie shall be located 50mm below the top of the stake. Timber cross bars shall not be permitted. All trees shall have a 60mm diameter, 1.5m long, black perforated irrigation pipe wrapped about the top of rootball with 100mm left above ground level to permit irrigation during dry weather. Each pipe shall have a cap to the end to prevent ingress of mulch, vermin or rubbish. Trees will be planted at the nursery depth with the root flare at the finished soil level taking into account settlement and any mulch. Ensure the tree is upright and remove all packing prior to planting, ensuring that roots are not pot bound or growing around the trunk where they will later suffocate the tree. Carefully backfill the tree, taking care not to damage the root system whilst ensuring the tree is sufficiently firmed in.

Maintain a 600mm diameter weed free area around each tree position and mulch to 50mm depth with decorative bark mulch.

PROPOSED NATIVE SHRUB AND WOODLAND PLANTING AREAS
All shrubs shall be either bare root or container grown as specified, bushy and have a minimum of three breaks/branches from the base of the plant with full root development. All plants to be planted at nursery height (allowing for settlement and mulch) and carefully firmed in. Plants will be planted at densities and positions shown within the schedule and on the plan and natural planting will be set out to create blocks of same species plants in groups of between 9-15 dependant upon total quantities.

All areas of planting (other than on sloping areas) shall have a min depth of 50mm decorative bark mulch to retain moisture and suppress weed growth around the planting areas. Each shrub position shall have one no guard and stake attached. Ensure cane is pushed well into the ground to ensure the guards are securely fixed.

IRRIGATION
Immediately following planting, all plants will be 'watered in' to field capacity. Thereafter, planting areas will be irrigated to ensure successful establishment. It will be the responsibility of the Contractor to ensure that sufficient irrigation is provided and that plants succeed. During periods of dry weather, planting will be irrigated to field capacity at least twice per week.

FLOWERING LAWN SEED MIX:
To be seeded in accordance with the supplier's instructions, an outline of which is shown below.

All the effort for a perennial wildflower meadows comes in the first year - after that, management is still needed but it's relatively simple. Prior to seeding, apply multiple applications of translocated herbicide during spring-summer in the year preceding planting (as required), to ensure all beds are free of all pernicious perennial weeds such as Creeping Thistle, Dock and Convolvulus (bind weed). Cultivate ground to a fine tilth. Apply 7.5 to 10mm of either sand or sterile green waste compost before sowing and firm down, as this significantly reduces annual weed competition in year one.

FLOWERING LAWN SEED MIX continued:

Sow Perennial seed mix in the autumn to achieve best germination rates by the following spring. If sowing in the autumn is not possible, sow in the spring, but then a few species may take another year to emerge.

Sow seeds as follows:

i) Cultivate soil to a fine tilth.
ii) Mix seeds with sand so that they can be seen against soil and scatter evenly over the area at 2g/m2 or the rate specified for the specific mix used. Use 2-3 times sand to seed.
iii) After sowing the seed, firm in with a light roller or the back of the spade as appropriate to ensure they are in contact with the ground. Ensure distribution is even at 2g/m2. There is no need to rake in or cover the seed after sowing.

In spring the seedlings require enough moisture to get established and irrigation may be critical from April to the end of May. Species, mixes and sowing rates are formulated very carefully for each of the Pictorial Meadows perennial mixes. The aim is to establish up to 150 plants in each metre square. At this rate by the end of the 1st year the meadow canopy will have closed over largely preventing any future weed competition.

In the first year, cut the sward twice using a mower on the highest setting or a strimmer on banked areas. The first cut needs to be late spring when the growth reaches around 6 inches. This will stop the faster growing/ taller or earliest germinating species from shading out the slower/ shorter and later ones so they all have a chance. Rake off or box all material and remove. This technique also discourages any annual weeds from developing. Monitor for perennial weed emergence and use translocated herbicide as a spot treatment if they are evident. The second cut shall be completed in mid summer using the same system, when a good variety of robust species should be clearly identifiable.

By autumn the perennial wildflower meadow should be well established. Even with this drastic treatment, flashes of colour will have emerged between cuts and by autumn a late burst of colour may occur. The real display will not emerge until Year 2. In Year 2, in late February, cut and rake the meadow again. From March onwards the display will flourish and move into a simple annual management cycle.

Meadow grassland is not cut or grazed from spring through to July/August to give the sown species an opportunity to flower. After flowering in July or August take a 'hay cut', cut back with a scythe, strimmer or tractor mower to c50mm. Leave the 'hay' to dry and shed seed for 1-7 days then remove from site. Mow or graze the re-growth through to late autumn/winter to c50mm and again in spring if needed. Where mixes are on pond banks, rake cuttings off to prevent build up of vegetation within the pond.

PLANT SCHEDULE

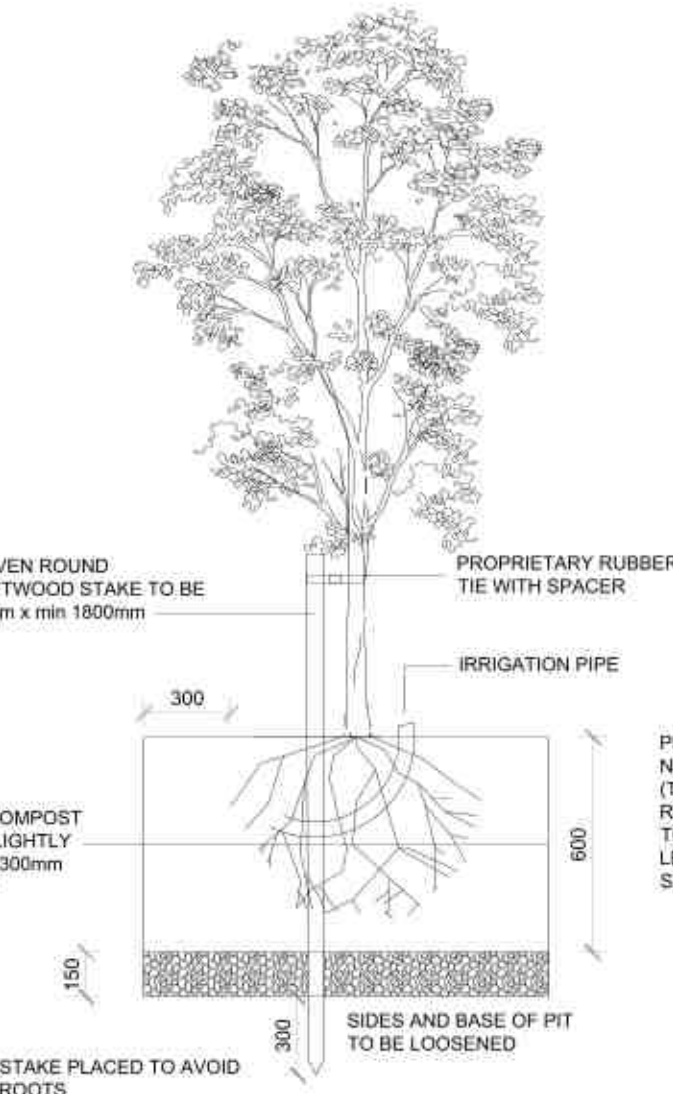
TREES						
QTY	UNIT	CODE	PLANT NAME	STOCK	FORM	GIRTH/HEIGHT
3	No.	CAR BET ss	Carpinus betulus	RB	STD	10-12cm
2	No.	QUE ROB s	Quercus robur	C 25L	STD	8-10cm
4	No.	TIL COR ss	Tilia cordata	RB	STD	10-12cm
4	No.	Ulm NH ss	Ulmus 'New Horizons'	RB	STD	10-12cm
PLANT MIXES						
PERCENT	QTY	UNIT	PLANT NAME	STOCK	SIZE	
2140m2 NATIVE 3G MIX 4 - NON THORNY planted @ 1.5m centres						
5%	48	No.	Ilex aquifolium	B Trans	40-60cm	
20%	190	No.	Viburnum opulus	B Trans	40-60cm	
20%	190	No.	Cornus sanguinea	B Trans	40-60cm	
20%	190	No.	Corylus avellana	B Trans	40-60cm	
15%	143	No.	Euonymus europeaus	B Trans	40-60cm	
10%	95	No.	Ligustrum vulgare	B Trans	40-60cm	
10%	95	No.	Viburnum lantana	B Trans	40-60cm	
Individual varieties to be planted in groups of approximately 9-15.						
GRASSLAND MIX						
550m2 EMORSGATE FLOWERING LAWN MIX (ELI) SEEDED TO SUPPLIERS INSTRUCTIONS TO BE MAINTAINED AS LONGER GRASS ON BUND BANK AND MOWN TWICE ANNUALLY, DURING SPRING AND AUTUMN ONLY AFTER SEED HAS SET. ALL ARISING TO BE REMOVED FROM SITE.						

KEY

- EXISTING TREE TO BE RETAINED AND PROTECTED - REFER TO NAME AS APPROPRIATE FOR FULL DETAILS
- PROPOSED STANDARD TREE TO BE PLANTED ON BUND TOP - REFER TO PLANT SCHEDULE AND SPECIFICATION FOR PLANTING DETAILS
- PROPOSED SCRUB PLANTING TO BE PLANTED AT 1.5m CENTRES WITH TREE SPIRALS AND CANES WITH 400x400 MULCH MATS TO EACH POSITION AND MULCHED WITH BARK MULCH
- GRASS MIX TO BE EMORSGATE BY MIX - FLOWERING LAWN LAD TO THE SUPPLIERS INSTRUCTIONS - EMORSGATE SEEDS, TEL: 01583 420281

B = Bare root (bagged).
C = Container (or pot) grown, followed by size of the container (or pot).
FORM = Shape of tree as supplied by the nursery.
Fth = Feather.
RB = Rootballed (balled and wrapped).
Std = (clear stem) Standard.
STOCK = Root condition/protection method eg Bare root.
Trans = Transplant (or undercut seedling).
- Refer to specification for further information.
- All plants to be completely hardened off
- Substitutions to be agreed with Landscape Architect.
Plant Schedule generated by "Qscape" software 24/02/2026

STANDARD TREE PIT DETAIL - NTS



DO NOT SCALE FROM THIS DRAWING.
ALL DIMENSIONS TO BE CHECKED ON SITE.
TO BE READ WITH ALL CONTRACT DOCUMENTATION
ANY DISCREPANCIES TO BE REPORTED IMMEDIATELY TO THE CONTRACT ADMINISTRATOR.

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C B A	REV:	DATE:	INITIALS:	DETAILS:
		21/5/26	CLA	TREE SPECIES AMENDED TREES MOVED TO WESTERN SIDE OF BUND

CLASSIC
CLASSIC LANDSCAPE ARCHITECTURE

LOW FARM DENHAM EYE SUFFOLK IP21 5ET
07895 450 407
isaia@classiclandscapes@gmail.com
www.classiclandscape.design

CLIENT: SURFACING STANDARDS LTD		PROJECT: ONE LEISURE OUTDOOR FACILITY, ST. IVES	
DWG TITLE: SOFT LANDSCAPE PROPOSALS		DATE: 2ND APRIL 2026	
SCALE: 1:500@A0		DWG NO. : CLA/26336/LP01	REV: B
DRAWN BY: LFM	CHECKED: CLA		

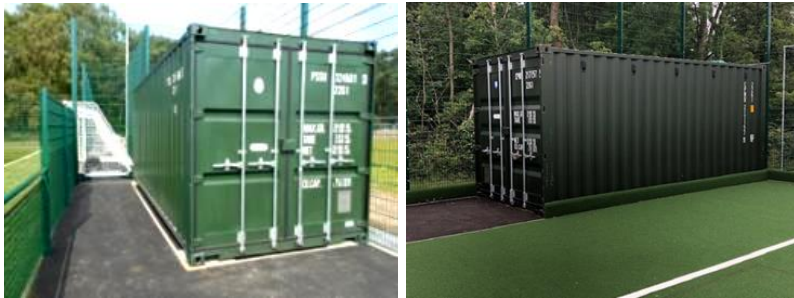
Appendix E - Proposed Materials and Appearance

St Ives Outdoor Centre – Artificial Grass Pitch

www.surfacingstandards.co.uk



3G synthetic turf surface, its appearance similar to well-maintained natural grass



Lockable steel maintenance equipment store



Slimline LED floodlight lamps providing precise light distribution



Rigid panel ballstop fencing to perimeter of facility, powder coated dark green to be discrete against a rural backdrop

Porous macadam hardstanding to side of pitch



Development Management Committee – 17th August 2026

Application Number: 26/01048/FUL

Proposal: Demolition of the existing cattery and kennels buildings and the erection of 4 detached dwellings, together with associated works including access and infrastructure

Location: Fields View, Fenstanton Road, Hilton, PE28 9JA

Applicant: Sylvia Dighton & Dale Robinson

Agent: Mr Dale Robinson

Case Officer: Kevin Simpson

Parish: Hilton

Reason for Referral: Parish Objection

Committee Date: 17th August 2026

EXECUTIVE SUMMARY OF PROPOSALS AND RECOMMENDATION

RECOMMENDATION: GRANT PERMISSION SUBJECT TO CONDITIONS AND THE COMPLETION OF A UNILATERAL UNDERTAKING TO SECURE WHEELED BINS CONTRIBUTION, WITH DELEGATED AUTHORITY TO THE HEAD OF PLANNING, INFRASTRUCTURE & PUBLIC PROTECTION TO APPROVE ANY AMENDMENTS TO CONDITIONS AS DEEMED NECESSARY.

Proposal

This application seeks full planning permission for the erection of four detached single storey dwellings, together with associated works including access and infrastructure, following the demolition of the existing cattery and kennels buildings.

The application site is approximately 0.43 hectares in size. The submitted location plan indicates that the land to the south-west and north-west is also within the ownership of the applicants.

Consultations

The following consultees have raised an **objection** to the application:

- Hilton Parish Council

The following consultees have raised **no objections** to the application:

- Highways Officers, Environmental Health Officers, Environment Agency, HDC's Emergency Planning Team.

The following consultees have not responded to the consultation request:

- Lead Local Flood Authority

Three letters of objection have been received.

Conclusion

The application has been assessed against the relevant policies in the NPPF, the adopted Local Plan and other relevant guidance as listed in detail at Section 8 of the report.

The key issues arising from the application details are:

- The Principle of Development
- Impact on Character of the Area
- Residential Amenity
- Highway Safety and Parking Provision
- Flood Risk and Drainage
- Biodiversity
- Impact on Trees
- Other Matters

The report looks into the key planning issues in detail, and Officers conclude that the proposal is acceptable subject to conditions.

Members are advised that the above is a summary of the proposals and key issues contained in the main report below which provides full details of all consultation responses, planning policies, the Officer's assessment and recommendations, and Members are advised that this summary should be read in conjunction with the detailed report.

MAIN REPORT

1 APPLICATION SITE AND LOCALITY

- 1.1 This application relates to a 0.43-hectare broadly rectangular section of land which is located to the north-west of Fenstanton Road between the villages of Hilton and Fenstanton. It is currently vacant but was in most recent use as a boarding kennels and cattery. Officers understand that the business ceased trading during the Covid-19 Pandemic in 2020. The buildings associated with the former business are still on the site. The site is relatively well screened from Fenstanton Road by dense hedgerows and vegetation and there are two gated accesses set within the hedgerow. To the south-west is a detached dwelling (Fields View) which does not benefit from any established boundary with the site. The remaining boundaries are formed of sporadic but generally small scale hedge and tree planting. There is a large degree of hard surfacing within the site. The buildings show signs of vandalism but in general appear of sound construction.
- 1.2 According to the most recent Environment Agency Flood Risk Maps and Data, the majority of the site is located within Flood Zone 1 and therefore at lowest risk from Fluvial Flooding. Some sections of the site (though not within the footprint of the proposed dwellings) lie within Flood Zones 2 and 3. There is also some minor risk of surface water flooding along the site frontage. The SFRA shows the site to be largely outside the risk zone for groundwater flooding with a section to the farm north-east at very low risk.
- 1.3 The site is not within a Conservation Area and there are no Listed Buildings or trees subject to Preservation Orders in the immediate vicinity.
- 1.4 A previous application on the site (albeit extending further north-west) for five dwellings was refused on the 8th of July 2022 under planning application reference number 20/01966/FUL. There were four reasons for refusal which are summarised below:
- Unsustainable location in relation to services and facilities and requirement to use private vehicles to travel and access services.
 - The impact of the development on the countryside and character of the area.
 - Impact on future occupants of the development due to noise and odour from egg laying and poultry units.
 - No unilateral undertaking forms had been provided and so no provision for payment for wheeled bins was in place.

2 DESCRIPTION OF PROPOSED DEVELOPMENT

- 2.1 This application seeks full planning permission for the erection of four detached single storey dwellings, along with associated works including access and

infrastructure, following the demolition of the existing cattery and kennels buildings.

- 2.2 Officers have scrutinised the plans and have familiarised themselves with the site and surrounding area.

3 RELEVANT PLANNING HISTORY

- 3.1 The following planning history is considered relevant to the current proposal:

- 8100416OUT – Boarding kennels and cattery (Permission)
- 8101064FUL – Stables, kennels, cattery (Permission)
- 83/0032/FUL – Kennel building (Permission)
- 8800490FUL – Extension to cattery and additional vehicular access (Permission)
- 1001628FUL - Retention of part change of use from boarding cattery to parts counter for hydraulic fittings (Permission)
- 20/01966/FUL - Erection of No. 5 dwellings following the demolition of the existing redundant cattery & kennels (Refused)

4 RELEVANT PLANNING POLICY AND GUIDANCE

Statutory Duty

- 4.1 Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

*National Planning Policy Framework (NPPF) 2024

*Planning Practice Guidance (PPG)

- 4.2 Huntingdonshire's Local Plan to 2036 (Adopted 15th May 2019)

LP1: Amount of Development
LP2: Strategy for Development
LP3: Green Infrastructure
LP4: Contributing to Infrastructure Delivery
LP5: Flood Risk
LP6: Wastewater Management
LP9: Small Settlements

LP11: Design Context
 LP12: Design Implementation
 LP14: Amenity
 LP15: Surface Water
 LP16: Sustainable Travel
 LP17: Parking Provision and Vehicle Movement
 LP30: Biodiversity and Geodiversity
 LP31: Trees, Woodland, Hedges and Hedgerows
 LP33: Rural Buildings
 LP37: Ground Contamination and Groundwater Pollution

4.3 Supplementary Planning Documents (SPD) and Guidance:

- o Huntingdonshire's Design Guide SPD 2017 - Compatibility Statement (2021)
- o Developer Contributions SPD (2011)
- o Developer Contributions: Updates Costs 2019/2020
- o Huntingdonshire Landscape and Townscape Assessment (2022)
- o Cambridgeshire Flood and Water SPD 2017
- o Strategic Flood Risk Assessment 2024
- o Annual Monitoring Review regarding housing land supply 2024

Local policies are viewable at <https://www.huntingdonshire.gov.uk>

4.4 There is no adopted neighbourhood plan in place for Hilton and so no weight is given to a Neighbourhood Plan in the determination of this application.

RESPONSE TO CONSULTATION

4.5 Below is a summary of the consultation responses received at the time of writing this report. Responses are available to view in full on the Council's website.

Consultee Name	Position	Comment
Parish Council	Objection.	Recommend refusal because footprint of proposed dwellings exceeds that of existing buildings. Site is outside of village curtilage and there is inadequate provision for waste and surface water issues. If implemented, the proposed scheme would have a negative impact on nearby businesses and place a high demand on services and result in negative ecological outcomes. Activities of existing businesses may generate complaints from occupants due to noise/odour etc.

Cambridgeshire County Council Highways	No objection.	Following a review of the documents provided to the Highway Authority as part of the above planning application I have noted that overall, it is expected that trip generation will reduce from the existing use as a cattery. There is parking and turning space within the site. Visibility splays have been demonstrated in line with the 85thile speeds recorded. Based on the information submitted, from the perspective of the Local Highway Authority the proposed development is acceptable. Conditions have been suggested by the Highways Authority which will be discussed in the proceeding sections of this report.
Environmental Health Officer	No objection.	I have reviewed the Odour Assessment submitted in support of the application, together with a historic noise assessment previously submitted as part of application 20/01966/FUL. I have also undertaken a site visit to assess odour and noise conditions. Based on this review and site assessment, I do not consider that odour or noise would adversely affect the amenity of future residents. We therefore have no objection to this proposal. During my site visit, I noted that some of the existing building roofs appeared to be constructed of asbestos-containing materials. If this is the case, I recommend that a suitably competent contractor be appointed to dismantle and safely dispose of any asbestos in accordance with relevant legislation, to prevent contamination of air or land.
Emergency Planning Officer	No objection	As the development lies within flood zone 1 and is only adjacent to flood zone 3 there are no comments to return. Developers should ensure that the finished floor level is 300mm above existing ground levels as stated in the FRA section 4.3
Environment Agency	No objection	Thank you for your consultation dated 11th June 2026. We have reviewed the documents as submitted and have no objections to the proposed development. We recommend the mitigation measures

		in the FRA are adhered to, in particular the minimum finished floor levels.
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5 RESPONSE TO PUBLICITY

Below is a summary of the third party and neighbour responses received at the time of writing this report.

5.1 No letters of support have been received. Three letters of objection have been received raising the following concerns regarding the proposal:

- Concerns that the new development could generate complaints due to factors of established business in the vicinity. Noise, odour, light spill and so on. Also concern that future occupants could be impacted by road noise and ancillary factors of the operational orchard to the north-east of the site.
- Increased noise generation from development such as fireworks and so on impacting the established rural businesses and creating conflict. Request that appropriate distance and mitigation measures have not been considered
- The limited connectivity (pedestrian and cycle) with nearby settlements.
- Impact on the character and appearance of the area as a result of introducing such development to the countryside and established uses expected within a rural setting. Concerns that the form, scale and massing will have a negative impact on the rural character.
- Increased vehicle use as a result of the rural location and concerns that parking is inadequate and general sustainability of the site for residential use.
- Queries on the submitted plans surrounding the demolition of the existing buildings on site. Suggestion that the increased floorspace is not modest in comparison with the buildings shown to be demolished.
- Waste water and surface water have not been fully considered. Concerns about flooding.
- Concerns that waste material which has been deposited within the site could be hazardous and how this will be removed/dealt with.

- Highway safety and visibility concerns.

6 APPRAISAL

Principle of Development

Housing Land Supply

- 6.1 This report should be read with the knowledge that the NPPF paragraph 78 requires the Council to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against our housing requirement. A substantially revised methodology for calculating local housing need and the reimposition of this as a mandatory approach for establishing housing requirements was introduced on 12th December 2024 in the revised NPPF and associated NPPG (the standard method).
- 6.2 As Huntingdonshire's Local Plan to 2036 is now over 5 years old it is necessary to demonstrate a five-year housing land supply (5YHLS) based on the housing requirement set using the standard method. NPPF paragraph 78 also requires provision of a buffer to ensure choice and competition in the market for land. As Huntingdonshire has successfully exceeded the requirements of the Housing Delivery Test a 5% buffer is required here. The 5-year housing land requirement including a 5% buffer is 5,907 homes. The current 5YHLS is 4,345 homes equivalent to 3.68 years' supply.
- 6.3 As a result of this, the presumption in favour of sustainable development is applied for decision-taking in accordance with paragraph 11 (d) and footnote 8 of the NPPF in relation to applications involving the provision of housing. This is generally referred to as 'the tilted balance'. While no 5YHLS can be demonstrated the Local Plan policies concerned with the supply and location of housing as set out in the Development Strategy chapter (policies LP2, LP7, LP8, LP9 and LP10) of Huntingdonshire's Local Plan to 2036 are considered to be out-of-date and can no longer be afforded full weight in the determination of planning applications.

Assessment of principle

- 6.4 The development strategy for Huntingdonshire as set out in the Huntingdonshire Local Plan is to concentrate development in locations which provide, or have the potential to provide, the most comprehensive range of services and facilities. This is set out in Policy LP2. Rural exception, small and windfall sites will be permitted on sites which are in conformity with other policies of the development plan, providing further flexibility in the housing supply. The Huntingdonshire Local Plan to 2036 defines a built-up area (BUA) as distinct group of 30 or more homes and specifically excludes sites which are not surrounded by built development on two sides or more and isolated properties or areas of ribbon

and fragmented development which are physically and visually detached from the main built form.

- 6.5 In this case, the site, given its rural location and lack of surrounding built form, is considered to be outside of the BUA and therefore is located within the countryside. Development in such locations is generally restricted by Policy LP10 of the Local Plan unless it is permitted via other local plan policies which support the rural economy or leisure uses within the countryside. Land which is considered 'well-related' to the BUA can be considered for residential development where it meets the tests as a 'rural exception site'. It has not been demonstrated that this development would fall within any of the policies which would generally allow for relaxation of Policy LP10 and so this is not a consideration in the determination of this application.
- 6.6 Notwithstanding the above consideration, given the present housing supply situation and requirement to apply the tilted balance to assessments, the Local Planning Authority (LPA) must give reduced weight to Policy LP10 when considering housing led developments and must be able to demonstrate that the negative impacts of the development would significantly and demonstrably outweigh the benefits in order to sustain a refusal. Furthermore, Local Plan Policy LP33 (Rural Buildings) provides caveated support for redevelopment of such sites and this is considered in the proceeding sections of this report. The starting point for assessment is Policy LP10 (The Countryside) and is discussed below.
- 6.7 LP10 states that all development in the countryside must:
- a. Seek to use land of lower agricultural value:
 - i. avoiding the irreversible loss of the best and most versatile agricultural land (Grade 1 to 3a) where possible, and
 - ii. avoiding Grade 1 agricultural land unless there are exceptional circumstances where the benefits of the proposal significantly outweigh the loss of land;
 - b. recognise the intrinsic character and beauty of the countryside; and
 - c. not give rise to noise, odour, obtrusive light or other impacts that would adversely affect the use and enjoyment of the countryside by others.

Considering each point in turn.

- 6.8 The application site is classed as grade 2 agricultural land and so not land of the highest value. The same grading (as well as grade 3) applies to the built-up area of both Fenstanton and Hilton. Within Huntingdonshire some 98% of land is classified as grades 1, 2 or 3 land. Whilst the loss of such land is regrettable, if housing is to be provided within this rural district it is somewhat inevitable. Weight should also be given to the current approved use of the

site given that it is not presently in use for agricultural purposes and so will not result in a direct 'loss'. It is judged that this loss could not be considered significantly and demonstrably harmful.

- 6.9 In terms of part b, Officers have given regard to the concerns raised by the Parish Council and within the third party objections. As referenced in the preceding sections of this report, the site is located on a connecting route between settlements and the rural character of the surroundings is not disputed. However, it remains that some weight must be given to the fact that the site is previously developed land rather than undeveloped, unspoilt, aesthetically pleasing countryside. Thus, a balancing exercise must be completed on the actual impacts on the rural setting when compared with that which exists. Visual impacts are considered in further detail in the assessment of LP33 (later in this report) but, for the purposes of this assessment it is not considered that the visual impacts of the re-development of this site with carefully worded conditions on any granted permission would be harmful.
- 6.10 In terms of part c, Officers note that many of the objections refer to the surrounding activities and factors of these (such as the generation of noise and odour from agricultural activities and so on). These are characteristic of a rural setting, and, as these clearly exist in the vicinity, it cannot be considered that the introduction of four dwellings (especially having regard to the approved use) would exacerbate these issues to cause significant and demonstrable harm or damage an intrinsically rural location.
- 6.11 Officers therefore conclude, that having regard to the existing approved use, the character of the site and the surroundings and the requirement to apply tilted balance to the decision, that the development proposed could be realised in broad accordance with Policy LP10 of the Huntingdonshire Local Plan to 2036.
- 6.12 Further to the above, the site is located within the South-East Claylands Landscape Character Area as defined within the Huntingdonshire Landscape and Townscape Supplementary Planning Document (SPD) 2022. This details that development proposals within this setting should:
- Promote increased planting and soft landscaping around the edges of the towns to screen visually intrusive development; particularly through planting of tree and woodland belts.
 - Avoid ribbon development to conserve the form of historic villages.
 - Ensure preservation and interpretation of historic features remaining within the landscape.
 - Carefully consider the siting and scale of new farm buildings to minimise their impact on the countryside.

- Protect tall hedgerows and hedgerow trees as these are a distinctive feature of the central area.

6.13 In this case, it can be seen that not all aspects are relevant to this proposal. The land in question is already developed, it would not result in the significant loss of hedgerows and trees (the hedgerow to the front would be retained and the main tree losses are low category leylandii type trees) and, with the submitted landscaping scheme conditioned, it is considered that the development could integrate comfortably into the surroundings.

6.14 Given the previously developed nature of the site, the next stage of assessment and policy tests relates to Local Plan Policy LP33 (Rural Buildings). LP33 states that:

A proposal for the conversion of a building in the countryside that would not be dealt with through 'Prior Approval/ Notification' will be supported where it can be demonstrated that:

a. the building is:

- i. redundant or disused,
- ii. of permanent and substantial construction;
- iii. not in such a state of dereliction or disrepair that significant reconstruction would be required; and
- iv. structurally capable of being converted for the proposed use; and

b. the proposal:

- i. would lead to an enhancement of the immediate setting; and
- ii. any extension or alteration would not adversely affect the form, scale, massing or proportion of the building.

The policy goes on to state that a proposal for the replacement of a building in the countryside will be supported where criteria a, i to iii above are fulfilled and the proposal would lead to a clear and substantial enhancement of the immediate setting. A modest increase in floorspace will be supported.

6.15 The refusal under 20/01966/FUL considered that the proposal was contrary to Policy LP33 for two reasons:

- It was not considered that the submission provided sufficient justification that the buildings were redundant or disused and were not in a state of dereliction or disrepair.
- The development would not result in an enhancement of the immediate setting.

- 6.16 The applicant has sought to address these matters under this current application. It should also be noted that when the above application was refused, the Council could demonstrate it had a five-year housing land supply and so the tilted balance was not engaged.
- 6.17 As per the policy requirements, the initial elements to consider is the occupancy of the buildings (redundant or disused) and their condition. The application is supported by a Design, Access and Sustainability Statement as well as marketing information provided by Ellis Winters Sales and Lettings. At the time of the earlier refusal the Case Officer considered that whilst the use of the kennels and cattery may have declined during the Covid-19 pandemic no details had been provided as to why the approved use could not be re-established following the lifting of restrictions. The Design and Access Statement for that application detailed that the site was redundant at that time but lacked any further evidence. Officers have visited the site as part of this current application and can confirm that the site does appear disused. Supporting text of Policy LP33 at Para. 8.33 details that a building is considered to be redundant or disused only where it has not been made vacant for the sole purpose of complying with the policy. LP33 is silent on how it can be determined that a building has not been made redundant for the purposes of policy compliance. It therefore falls to a matter of judgement using the evidence presented and known by the LPA. The marketing information and site history is therefore key in assessing this position.
- 6.18 The submitted detail states that competition within the sector has altered since the business was established. Changes to licensing regulations in 2018 resulted in only approx. 50% of the original business being able to function. The statement details that an assessment of the viability of investing in the business was undertaken prior to Covid-19 which indicated that the level of capital investment would be unlikely to be justified against the likely return. It then goes on to state that the site ceased operating during the pandemic. Subsequently, the site was marketed between April 2023 and March 2024 with attempts to maximise interest with different approaches (the site as a whole, individual units, redevelopment purposes and so on). Ellis Winters state that there was a reasonable degree of interest and 48 viewings took place during the marketing period, but these did not translate into any meaningful offers or progression to any transactions.
- 6.19 Overall, when considering the history of the site, the passage of time, its current condition (confirmed as part of the site visit), the details within the Design, Access and Sustainability Statement and advice from Ellis Winters, Officers are satisfied that the site has not been made vacant solely for the purposes of complying with the policy and that economically, the opportunities for the existing use to be brought back into service is unlikely to be viable.
- 6.20 In terms of the condition of the buildings, another difference between this and the earlier refused application is that this application is accompanied by a Structural Report prepared by Gawn Associates and dated 1st of April 2026. This assesses the six buildings shown on the existing site plan and this

concludes that all would be capable of retention and conversion and would not require significant reconstruction. This view opines with the visual appearance of the buildings during the site visit with solid concrete slab floors and substantial construction materials all evident.

- 6.21 Accordingly, Officers consider the development complies with Policy LP33 part a i-iii.
- 6.22 Given the above, the next stage is to consider whether the proposals would lead to an enhancement of the immediate setting. As alluded to in the preceding sections of this report, the site is relatively well screened by hedgerows and trees though there are glimpses of the single storey buildings via the access points and from the south-west (immediately adjacent to Fields View). A marked difference between this and the refused scheme is that the proposed dwellings have been reduced from five to four, the layout has been amended, there is now only one access from Fenstanton Road and the dwellings are all single storey (max 5.14m ridge) in height which is directly comparable to the tallest buildings on the site presently – buildings one and six at approx. 5m. All range from a minimum of approx. 2.8-5m at present. Topographical information shows the site to be broadly set lower than the main road. The refused scheme proposed dwellings with, at their maximum a ridge height of approx. 6.8m. The design and layout of the proposed dwellings is discussed in further detail in the proceeding sections of this report but, for the purposes of this assessment it is considered that with the use of conditions these could be assimilated well into their surroundings, and that their scale and design would not significantly and demonstrably harm the rural character of the area but instead would enhance it when the condition of the existing buildings and the wider site are considered. The plans propose the retention of the frontage hedgerow and the introduction of soft landscaping (all of which can be secured by condition). Furthermore, based upon the ancillary factors of the uses in the locality (as detailed in the objections), the overall impacts of introducing four dwellings in this location in terms of generation of noise, odour, light etc would be neutral.
- 6.23 The supporting text of LP33 details that a modest increase in floorspace will be supported. The Design, Access and Sustainability Statement compares the footprint of the buildings to be demolished with the proposed footprint and this shows a shortfall with the proposed dwellings having a reduced floorspace in comparison with the existing buildings on site. Officers have assessed this on the corresponding plans and opine with this. What is important to note is that as per the policy the calculation relates to *floorspace* as opposed to footprint. Given that the dwellings are single storey, Officers are satisfied that the resultant floorspace will be decreased as per the calculations. It is noted that one of the objections notes that the new buildings will only cover the space currently occupied by two of the existing buildings. Whilst Officers note that the dwellings would only occupy the space occupied by buildings one and two the development as a whole requires the buildings to be demolished and this shall be conditioned.

- 6.24 It is noted that the objections cite the sustainability of the site and its lack of connection to the adjacent settlements. This is discussed in the highway safety section in the proceeding sections of this report but it should be noted that Policy LP33 considers only the reuse or replacement of redundant or existing disused rural buildings, and so their location and the sustainability of it, are not matters for consideration.
- 6.25 Overall, the proposal is considered to comply with Policy LP33 of the Huntingdonshire Local Plan to 2036. This, coupled with compliance with LP10 means that residential use of the site is acceptable in principle, subject to compliance with all other material planning considerations and conditions.

Impact on Character of the Area

- 6.26 Policies LP11 and LP12 of Huntingdonshire's Local Plan to 2036 states that developments should respond positively to their context, draw inspiration from the key characteristics of its surroundings and contribute positively to the area's character and identity.
- 6.27 In addition to the above, it is also noted the site is located in the Countryside whereby Local Plan Policy LP10 part b sets out all development in the countryside must recognise the intrinsic character and beauty of the countryside.
- 6.28 Fenstanton Road features very limited examples of built development. It is a rural road between settlements with the village boundaries of Hilton approx. 608m south-west and Fenstanton 1.9km north-east. The area is characterised by arable land with views across the open countryside. Built form is sporadic and mainly limited to farmhouses and their associated land or buildings which are agricultural in their scale, character and appearance.
- 6.29 As referenced in the preceding sections of this report, the site is relatively well screened (especially from the main road) with dense hedgerows (which are proposed to be retained). There are glimpses of the buildings (most notably from the direction of Field View to the south-west. The existing buildings are single storey and utilitarian in their appearance and make little contribution to the character of the area.
- 6.30 This application proposes the erection of four, single storey dwellings (Plots 1 & 4 are identical as are plots 2 and 3). Dwellings on plots 1 & 4 are set further forward in their plots when compared to those on plots 2 & 3. A single vehicle access point is proposed from Fenstanton Road with a paved turning area and soft landscaping either retained or proposed surrounding the site. The dwellings whilst generous in terms of footprint are limited in height and would not appear excessive or dominant in the established landscape when compared against the existing buildings on site. They appear to have been carefully designed to assimilate well within their surroundings whilst the varied materials palette (for example the proposed use of black timber cladding) which are detailed both on the plans and within the Design, Access and Sustainability Statement offers a

nod to the rural location. Proposed materials are recommended to be secured by condition.

- 6.31 In terms of outside space, each plot has some form of defensible space on their frontages. It is noted that the land attributed to Plot 1 is more generous than that of other plots. It is further noted that Plot 4 has a limited degree of garden in relation to the other plots. However, the defensible space remains generous and, given the rural context, with careful use of landscaping (which is recommended to be secured by condition) there should be no issues with privacy or the need to implement harsh or incongruous boundary treatments. It should further be noted that HDC does not have a specific policy in place to secure the degree of garden area which should be attributed to a dwelling, however the garden sizes proposed would not be out of keeping in a rural context and are much more generous than what would generally be proposed in suburban modern housing developments. Parking for motor vehicles, cycles as well as wheeled bin storage has all been considered which is welcomed. Details of soft landscaping including how this will be implemented and maintained have also been provided and are recommended to be secured by condition in the event of an approval.
- 6.32 Having regard to the above assessment (and those completed in the preceding sections of this report) whilst the concerns raised in the objections are noted and have been considered, it is concluded that the development would be acceptable in terms of its impact on the character and appearance of the area and would, subject to conditions accord with Policies LP10(b), LP11 and LP12 of the Local Plan to 2036.

Residential amenity

- 6.33 Policy LP14 of the Local Plan to 2036 states a proposal will be supported where a high standard of amenity is provided for all users and occupiers of the proposed development and maintained for users and occupiers of neighbouring land and buildings.
- 6.34 One of the comments in the objections is a concern that the residential occupation of the site could lead to future complaints regarding the established activities which take place in the surrounding area. For example, there is a free range egg processing facility (Alpha Farms) approx. 95m north-east of the site and an orchard directly to the north-east. The egg facility has associated poultry houses and could be a source of noise or odour and was a reason for refusal of the 20/01966/FUL application as the proximity of the two sites was not fully considered as part of that application. In this case, the application is accompanied by an odour assessment prepared by NoiseAir Acoustics and Air Quality. HDC's Environmental Health Officers have assessed this along with a noise assessment submitted for the earlier application. They also state that they have carried out a visit to the site. Having done so, whilst the concerns raised are acknowledged, they are of the view that they do not consider that odour or noise from any sources would adversely affect the residential amenity of future residents of the site. Naturally it cannot be guaranteed that no complaints would

ever be submitted to the Environmental Health team, but their Officer has assessed the impact on this development and found it to be acceptable and so feel complaints would likely to be unfounded. What is important to consider here is that when assessing against material planning considerations there is no identified harm found solely on this basis.

- 6.35 In terms of overbearing impacts, overshadowing and loss of light, the closest residential dwelling is Fields View to the south-west. There is a significant degree of separation between this and Plot 1 with the intervening landscaped area also providing a buffer between Fields View and the garden area of Plot 1. Given the scale of the proposed buildings alongside the separation to all other adjacent dwellings and amenity space there is considered to be no unacceptable harm. The proposed dwellings by virtue of their siting, scale, and layout would also not experience any unacceptable negative impacts to the dwellings themselves or the garden areas.
- 6.36 In terms of overlooking and loss of privacy, again, given the separation to adjacent dwellings and amenity land there is considered to be no unacceptable harm. There are some side windows in the north-east elevation of Fields View at both ground and first floor level. It is unclear which rooms these serve, however, there is in excess of 28m between these windows and the boundary of the garden associated with Plot 1 which is considered to be acceptable.
- 6.37 Having regard to the dwellings themselves, given the ground floor location of any windows, the arrangement of these and the rooms which they serve and the boundary treatments (which would be recommended to be secured by condition) it is concluded that there would not be any unacceptable privacy issues. The scale accords with the guidance set out within the technical housing standards guidance, and as discussed in the preceding sections of this report, there is adequate outside amenity space and facilities to all promote a high level of residential amenity.
- 6.38 One of the concerns raised in the objections was that the use of the site for residential purposes may give rise to factors such as the increased use of fireworks which would cause disturbance and harm on the welfare of the birds at the egg and poultry site. Whilst this is not disregarded, the frequency of any future residents letting off fireworks is likely to be low, and firework use is not prohibited in any other surrounding land, or dwellings, therefore Officers do not consider a condition to prevent the letting off of fireworks from the site to be reasonable in this instance.
- 6.39 Environmental Health Officers have raised no concerns with regard to potential land contamination; they have however noted that some of the buildings on the site are partially constructed in asbestos. Objections also highlight that waste has been deposited on the site which may be hazardous. Environmental Health recommend that this is dealt with by a suitably qualified contractor. Officers agree with this view and consider it prudent to attach a condition to any permission to secure details of how this will be managed.

- 6.40 Overall, taking the above factors into consideration, Officers consider the proposed development to be acceptable in residential amenity terms and in accordance with Policies LP14 and LP37 of the Huntingdonshire Local Plan to 2036, the Huntingdonshire Design Guide SPD and Section 12 of the NPPF (2024).

Highway Safety and Parking Provision

- 6.41 Policy LP16 of Huntingdonshire's Local Plan to 2036 encourages sustainable transport modes and Policy LP17 supports proposals where they incorporate appropriate space for vehicle movements, safe access onto the highway and adequate parking for vehicles and cycles.
- 6.42 There are currently two accesses from the site onto Fenstanton Road and these are both proposed to be retained. The north-eastern most access is proposed to be upgraded and used to serve the 4 proposed dwellings. The south-western access is proposed to be retained to serve the paddocks to the rear (the land in ownership of the applicants referenced previously in this report). The track to access the paddocks would pass through the proposed landscaped buffer area and so would not conflict with the residential uses or present any safety issues.
- 6.43 It is acknowledged that third parties have raised concerns regarding the proposals impact on highway safety. The application is accompanied by a Transport Statement prepared by Dromos Transport Planning and dated June 2026. The Local Highways Authority (LHA) have been consulted on the application and have raised no objection to the proposal in terms of highway safety, subject to the imposition of appropriate conditions relating to the access construction, parking provision, visibility splays, drainage and requirement for a sealed surface. They also confirm (as per the submitted statement) that vehicle movements are likely to be reduced in comparison with the former approved use as a kennels and cattery.
- 6.44 In terms of parking provision, each proposed dwelling would have two parking spaces, the size and scale of which are acceptable for the proposed use. Tandem parking is proposed for Plots 2 and 3 is whilst less convenient, than side to side spaces, is considered acceptable. Objections have been raised as to the level of parking provision. Whilst it is acknowledged that these will be family homes it would be unusual to request an increased degree of parking than that proposed, and, given the location and character of the area it would be very unlikely that this would lead to parking overspill onto the adjacent highway. Furthermore, HDC do not have any Policies to dictate the level of parking which should be attributed to a development. Provision for cycle storage has also been proposed on plot and its scale accords with the policy guidance and the Huntingdonshire Design Guide and is recommended to be secured by condition in the event of an approval.
- 6.45 A concern which has been raised is the sustainability of the site in respect of the relatively isolated location. As referenced in the preceding sections of this report this is not a matter for consideration under Policy LP33 of the Local Plan

to 2036 which is the main 'principle' policy related to this application. It is however referenced here for completeness.

- 6.46 The site is closer to Hilton than Fenstanton (approx. 608 north-east of the village). Hilton is defined as a small settlement under Local Plan Policy LP9 which can be suitable for accepting some development subject to tests relating to the level of services and infrastructure which they contain. Hilton is at the lower end of the settlement hierarchy but is by no means devoid of services. It contains a public house/bed and breakfast with a food offering, places of worship and a village hall to name a few. The site is also well located in respect of connectivity to other larger settlements such as Fenstanton (a Key Service Centre within the Local Plan) and the Spatial Planning Area of St Ives. The application attempts to address earlier concerns referencing the revised layout and cycle/pedestrian links to the north-east (crossing the A14). Whilst these are acknowledged, it is noted that these do not link directly with the site (the first link is adjacent to the egg and poultry site) nor do they link fully with Fenstanton. As such, users of this foot/cycleway would still need to navigate unlit rural roads in order to make these connections. Therefore there are settlements nearby where future residents could go to for services and facilities, but the majority of trips are likely to be by car. However, we are not considering a greenfield site, in a countryside setting where the sustainability of the site would be a key consideration. This is a brownfield site, where car trips would have existed for the previous business use and so in line with Policy LP33 as the buildings proposed are to replace those, the sustainability of the site is not a consideration or a reason that could be used to resist the proposal.
- 6.47 Overall, on balance the development is considered to be acceptable in terms of parking provision, sustainable travel and would not be significantly detrimental to highway safety in the locality, it therefore accords with Policies LP16 and LP17 of the Huntingdonshire

Flood Risk and Drainage

- 6.48 Policy LP5 of the Local Plan sets out that a proposal will only be supported where all forms of flood risk have been addressed.
- 6.49 The application site lies largely within Flood Zone 1 as per the most recent Environment Agency Flood Risk Maps and Data. However, a proportion to south-west and north-west is within Flood Zones 2 and 3. A small section (limited to the south-eastern boundary but excluding the access) is shown to be susceptible to surface water flooding. It should be noted that the footprints of all the dwellings themselves (as shown on the proposed site plan) are entirely within Flood Zone 1. Garden areas of Plots 1, 2 and 3 are all partially within Flood Zone 1, 2 or 3 to some degree.
- 6.50 The NPPF at Para. 175 (in considering the application of the sequential test) details that the sequential test should be used in areas known to be at risk now or in the future from any form of flooding (even if a site lies within Flood Zone 1). It goes on to state that the exception to this is situations where a site-specific

flood risk assessment demonstrates that no built development within the site boundary, including access or escape routes, land raising or other potentially vulnerable elements, would be located on an area that would be at risk of flooding from any source, now and in the future (having regard to potential changes in flood risk).

- 6.51 Planning Practice Guidance (PPG) at Para.027 details that “in applying paragraph 175 a proportionate approach should be taken. Where a site-specific flood risk assessment demonstrates clearly that the proposed layout, design, and mitigation measures would ensure that occupiers and users would remain safe from current and future surface water flood risk for the lifetime of the development (therefore addressing the risks identified e.g. by Environment Agency flood risk mapping), without increasing flood risk elsewhere, then the sequential test need not be applied.”
- 6.52 The application is accompanied by a Flood Risk Assessment prepared by MTC Engineering and dated April 2026. This assesses the risk from all forms of flooding, makes recommendations for mitigation measures (such as the height of finished floor levels) and considers that neither the sequential or exception tests need to be applied. Officers agree with this view. As referenced above, the footprint of the dwellings themselves would be outside of the flood risk zone, the mitigation measures proposed could be secured by condition should approval be given and the site is a brownfield site with a significant degree of hard surfacing already in place. Furthermore, as already established, the footprint of the proposed dwellings would not exceed that of the existing built form. The proposal would result in the introduction of a more vulnerable use class as defined by the NPPF, but is only some degree the garden areas of three of the plots which lie within Flood Zones 2 and 3, and so with the carefully conditioned mitigation measures the occupants would be safe from the risk of flooding by virtue of the refuge and means of escape outside of the areas affected by flood risk. Furthermore, again having regard to the brownfield nature of the site and degree of hard surfacing and sustainable drainage systems already in place (with surface water drainage being dealt with in greater detail at the building regulations stages), along with the use of permeable materials for the landscaping (detailed within the Design, Access and Sustainability Statement) the development would not increase the risk of flooding to adjacent dwellings or land. It should also be noted that both the Environment Agency and HDC’s Emergency Planning Team have been consulted and neither raise objections to the proposed scheme.
- 6.53 Officers note that concern has been raised in the objections received both with regard to the risk of flooding and the disposal of both waste and surface water. As detailed above, such matters would be addressed in further detail at the building regulations stages and surface water has already been discussed in the preceding sections of this report. In terms of foul drainage, the submitted statement details that it is intended that the site would be connected to the sewer, but one of the objections details that to their knowledge, there is no system in place. Having regard to the approved use of the site which during its

operation would have very likely resulted in a degree of wastewater discharge, use of W.C facilities by staff, kitchen facilities, laundering animal bedding and so on it is not considered that the scale of the proposed development would result in such a degree of wastewater discharge that it would overwhelm any existing facilities. However, given the concerns raised, whilst Officers have no specific objections, it is considered prudent should the application be approved to secure details of foul water management by condition.

- 6.54 Overall, given the modest scale of the proposed development, the location of the site within an area of generally low flood risk, and subject to the imposition of a condition requiring the submission and approval of a foul water drainage strategy, the proposal is considered to have acceptable flood risk and drainage impacts. Accordingly, the development is considered to accord with Policies LP5, LP6 and LP15 of the Huntingdonshire Local Plan to 2036, the provisions of the NPPF and NPPG, and the guidance contained within Section 4 of the Cambridgeshire Flood and Water SPD.

Biodiversity

- 6.55 Paragraph 187 of the NPPF (2024) states planning policies and decisions should contribute to and enhance the natural and local environment. Policy LP30 of the Local Plan accords with this aim and requires proposals to demonstrate that all potential adverse impacts on biodiversity and geodiversity have been investigated and ensure no net loss in biodiversity and provide a net gain where possible.
- 6.56 The application is supported by a Preliminary Ecological Appraisal (PEA) prepared by Hawthorn Ecology and dated July 2025.
- 6.57 The PEA summarises that there was no evidence of badgers found, and there would be no impact on badgers (subject to mitigation), reptiles, birds, great crested newts, principal habitats, plants or protected sites. It did identify that there was evidence of roosting features for bats within some of the buildings on site and opportunities for foraging or commuting bats. The latter was considered not to be significant nor require any further surveys given the very small area of suitable vegetation. The evidence within the buildings was deemed to require further investigation. Subsequently a Bat Survey Report again prepared by Hawthorn Ecology and dated May 2026 was provided with the application. This details that all six buildings on site were subject to survey, no droppings were found but building five did have a low number of potential roosting features albeit it was still recorded as having low suitability for roosting bats. All other buildings on site were considered to have negligible suitability for roosting bats.
- 6.58 Given the above findings it was deemed that a dusk emergence survey on building five was required. This was completed in August 2025 and recorded emergence of two bats from the building which then triggered two further surveys completed during May 2026. These recorded no additional bats emerging from the building. The report concludes that a license from Natural England would be required before any works can be carried out on building five

and states that this can be obtained following a grant of planning permission, this shall therefore be secured by condition should approval be given as would the recommendations for mitigation and enhancement.

- 6.59 Separate from the above, new development is subject to Biodiversity Net Gain legislation pursuant to the Environment Act 2021. This means that a 10% statutory Biodiversity Net Gain (BNG) is required following the hierarchy of onsite provision; mixture of on-site and off-site provision; and the last resort of statutory biodiversity credits unless it can be demonstrated that any development would be exempt. This development is not considered to fall within a category which would be exempt. A BNG metric and calculation summary accompanies the application with the uplift broadly relating to on-site habitat creation. However, the summary details that some of the losses cannot be fully offset by on site provision. Therefore, in order to achieve the required 10% uplift some off-site credits would be required and this is recommended to be secured by condition.
- 6.60 Overall therefore, the impacts on habitats and protected species is low. Mitigation and enhancement measures as well as a 10% uplift in BNG have all been detailed and could be secured by condition, The development therefore accords with Policy LP30 of the Huntingdonshire Local Plan to 2036 and Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021).

Impact on Trees

- 6.61 As referenced in the preceding sections of this report, there is tree planting within and surrounding the site though this is not afforded formal protection. Some tree removal is required in order to facilitate the development. The application is accompanied by an Arboricultural Impact Assessment prepared by Ligna Consultancy and dated April 2026. This details that some category C trees (low quality) are proposed to be removed. With the exception of one Elder in the centre of the site these all relate to Leylandii type trees. Works are also proposed to prune/reduce spread of other category C trees. Again, these are either mixed group trees or hawthorn as opposed to any notable species and are assessed as being of low value. No trees of higher category were identified within the site. It is noted that some trees are to be retained, for example the Willow to the south-west of the site. Whilst this is within the landscaped area there would be demolition works required within the vicinity of this tree and so the submission of a Tree Protection Plan is recommended to be secured by condition in the event that the application is approved. This should also provide tree protection along the north-eastern boundary with the orchard to ensure adequate protection to trees within and adjacent to the orchard.
- 6.62 Overall therefore, it is concluded that no trees of significance in terms of their species or amenity value would be impacted by the proposals. Subject to the conditions suggested above, the development broadly accords with Policy LP31 of the Local Plan to 2036.

Other Matters

*Accessible and adaptable homes

- 6.63 Policy LP25 of the Local Plan to 2036 requires proposals that include housing to meet the optional Building Regulation requirement M4(2)" Accessible and adaptable dwellings" unless it can be demonstrated that site specific factors make this unachievable. As per the submitted Design, Access and Sustainability Statement it is considered that there should be no barriers to achieving this as part of this development and this could be secured by condition.

*Water Efficiency Policy

- 6.64 Policy LP12 of the Local Plan to 2036 requires proposals that include housing to comply with the optional building regulation for water efficiency, as set out in Approved Document G. This is recommended to be secured by condition.

*Wheeled bins

- 6.65 A Unilateral Undertaking for wheeled bin provision has been provided dated 31.07.26. This is considered acceptable and shall be retained on file. The development is considered to accord with Policy LP4 of the Local Plan to 2036.

*Community Infrastructure Levy

- 6.66 The development will be CIL liable which covers matters such as footpaths and access, health, community facilities, libraries and lifelong learning and education. CIL forms have been submitted and is a matter which shall be progressed by the Council's Implementation Team in the event that the application is approved.

7 PLANNING BALANCE AND CONCLUSION

- 7.1 Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.
- 7.2 A revised NPPF was published in December 2024, introducing a substantially revised methodology for calculating local housing need and the reimposition of this as a mandatory approach for establishing housing requirements. This has resulted in the Council being unable to demonstrate a 5 Year Housing Land Supply (5YHLS). While no 5YHLS can be demonstrated Local Plan policies concerned with the supply and location of housing, as set out in the Development Strategy chapter (policies LP2, LP7, LP8, LP9 and LP10) of Huntingdonshire's Local Plan to 2036, are considered to be out-of-date and can no longer be afforded full weight in the determination of planning applications.
- 7.3 As a result of this, the presumption in favour of sustainable development is applied for decision-taking in accordance with paragraph 11 (d) and footnote 8

of the NPPF in relation to applications involving the provision of housing. This is generally referred to as 'the tilted balance'.

7.4 NPPF para 11 states:

'Plans and decisions should apply a presumption in favour of sustainable development.'

For decision-taking this means:

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance (7) provides a strong reason for refusing the development proposed; or*

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.

7 Foot note 7 states: The policies referred to are those in this Framework (rather than those in development plans) relating to: habitats sites (and those sites listed in paragraph 194) and/or designated as Sites of Special Scientific Interest; land designated as Green Belt, Local Green Space, a National Landscape, a National Park (or within the Broads Authority) or defined as Heritage Coast; irreplaceable habitats; designated heritage assets (and other heritage assets of archaeological interest referred to in footnote 75); and areas at risk of flooding or coastal change.'*

7.5 As outlined in the report, there are no strong reasons for refusal in relation to any habitats sites (and those sites listed in paragraph 194) and/or designated as Sites of Special Scientific Interest, Local Green Space, irreplaceable habitats; designated heritage assets (and other heritage assets of archaeological interest referred to in footnote 75) and areas at risk of flooding. Therefore, there is no reason to not move forward to test d (ii) as per above and thus the 'tilted balance' is engaged.

7.6 The principle of development for the erection of four dwellings on this brownfield site is considered acceptable and meets the tests set out within Local Plan Policy LP33 for the re-development of rural buildings.

7.7 In terms of the benefits of the scheme, the proposed development would deliver four new homes, contributing to the district's housing supply at a time when the

Council cannot demonstrate a five-year housing land supply. This is given moderate weight in the planning balance.

- 7.8 In terms of the economic dimension of sustainable development, the proposed development would contribute towards economic growth, including job creation – during the construction phase and in the longer term through the additional population assisting the local economy through spending on local services/facilities. Moderate weight is afforded to this.
- 7.9 In terms of the environmental and social dimensions of sustainable development, the proposal would achieve biodiversity net gain (subject to agreement of the baseline) and well as support to local services and facilities
- 7.10 As set out within this report, as the Council is in tilted balance, the proposal does not give rise to conflict with the provisions of the Local Plan, and any limited visual or countryside harm would be outweighed by the benefits and adverse impacts could be appropriately mitigated through the use of planning conditions or planning obligations (including Biodiversity Net Gain).
- 7.11 On balance, when assessed against the policies in the NPPF taken as a whole, the identified harms are not considered to significantly and demonstrably outweigh the benefits of the proposal. Therefore, in accordance with paragraph 11(d) of the NPPF, the presumption in favour of sustainable development applies, and the application is recommended for approval subject to conditions.

8 RECOMMENDATION/CONDITIONS AND REASONS

- 8.1 Grant permission subject to conditions as set out below with delegated authority to the Head of Planning, Infrastructure & Public Protection to approve any amendments to conditions as deemed necessary.

Conditions (full wording)

Time Limit

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

Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

Approved Plans

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

Reason: For the avoidance of doubt and to facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.

Materials

3. The materials to be used in the proposed works, hereby permitted, shall be as shown on the approved plans and detailed within the submitted Design, Access and Sustainability Statement received by the Local Planning Authority (LPA) on the 10th of June 2026 unless otherwise agreed in writing by the LPA

Reason: To ensure the external appearance of the development does not detract from the character and appearance of the area, the wider countryside and provides an enhancement in accordance with Policies, LP10, LP12 and LP33 of the Huntingdonshire Local Plan to 2036.

Obscure Glazing

4. The development, hereby permitted, shall not be occupied until any proposed windows serving a bathroom or en-suite have, apart from any top hung vent, been fitted with obscured glazing (meeting as a minimum Pilkington Standard level 3 or equivalent in obscurity). The glazing shall thereafter be retained in accordance with the approved details.

Reason: To secure a high level of residential amenity for future occupants of the dwellings.

Soft Landscaping

5. All soft landscape works shall be carried out and maintained in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed in writing with the Local Planning Authority. If within a period of five years from the date of the planting, or replacement planting, any tree or plant is removed, uprooted or destroyed or dies, another tree or plant of the same species and size as that originally planted shall be planted at the same place during the current or next planting season.

Reason: To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies LP11, LP12 and LP31 of the Huntingdonshire Local Plan to 2036.

Hard Landscaping

6. Notwithstanding the details required by Condition 5 of this permission, no development above slab level (aside from demolition and site clearance) shall take place until details of hard landscaping has 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.

Reason: To ensure the development is satisfactorily assimilated into the area and provides a high level of residential amenity in accordance with Policies LP10, LP12, LP14 and LP33 of the Huntingdonshire Local Plan to 2036.

Demolition

7. All existing buildings detailed as buildings one, two, three, four, five and six on plan reference PL (11)01 Revision P1 shall be demolished before any above slab level works in relation to the development hereby approved commences.

Reason: To ensure full compliance with Policy LP33 of the Huntingdonshire Local Plan to 2036 and to ensure that the development is completed in accordance with the plans consulted upon and assessed.

CEMP

8. No development, including demolition, shall commence until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include the consideration of the following aspects of demolition and construction:
 - a. Details of the demolition of buildings and how hazardous construction materials shall be removed and disposed of.
 - b. Details of how hazardous materials deposited within the site shall be disposed of.
 - c. Details of how dust management during the demolition phases shall be managed.

Reason: In the interests of good practice to ensure that hazardous materials are dealt with appropriately and to ensure that occupants of dwellings and businesses in the vicinity are not negatively impacted by exposure to dust and other particulate in accordance with Policy LP14 of the Huntingdonshire Local Plan to 2036.

Cycle Storage

9. The cycle facilities hereby approved shall be implemented in accordance with the approved plans before the development to which it relates is occupied or the use commenced and shall be retained and only used as such.

Reason: To ensure appropriate provision for the secure storage of bicycles to encourage sustainable travel in accordance with Policies LP12, LP16 and LP17 of the Huntingdonshire Local Plan to 2036 and the Huntingdonshire Design Guide SPD 2017.

Flood Alleviation

10. The development, hereby permitted, shall not be occupied until all identified flood alleviation and protection measures have been completed in accordance with the submitted Flood Risk Assessment, prepared by MTC Engineering, dated April 2026 and received by the Local Planning Authority on the 10th of June 2026. The completed measures shall thereafter be retained in accordance with the approved measures.

Reason: To prevent the increased risk of flooding in accordance Policy LP5 of the Huntingdonshire Local Plan to 2036.

Foul Water

11. No development above ground level shall commence until a scheme for the provision and implementation of foul water drainage has been submitted to and approved in writing by the Local Planning Authority (LPA). The scheme shall subsequently be implemented in accordance with the approved details prior to the occupation of any part of the development or in accordance with an implementation programme agreed in writing with the LPA.

Reason: To reduce the risk of pollution to the water environment and to ensure a satisfactory method of foul water drainage in accordance with Policies LP6 and LP37 of the Huntingdonshire Local Plan to 2036.

BNG

12. No development shall commence until a Biodiversity Net Gain Plan has been submitted to and approved in writing by the Local Planning Authority demonstrating a scheme for biodiversity net gain to achieve 10% biodiversity net gain (BNG). These details shall include:
 - a) A Biodiversity Net Gain Plan Template which provides details on how the development will achieve 10% biodiversity net gain (BNG). The details shall include but not be limited to; net gain strategy, irreplaceable habitats, on-site habitat enhancements, off-site habitat enhancements (whichever applies), statutory biodiversity credits and trading summary (whichever applies).
 - b) A Biodiversity Method Statement which provides details of how the recommendations contained within the submitted Preliminary Ecological Appraisal and Bat Survey Report both prepared by Hawthorn Ecology, dated 10th of July 2025 and 5th of June 2026 respectively and received by the Local Planning Authority on the 10th of June 2026 will be carried out. The details shall include but not be limited to; specification, location, timing, an implementation programme.

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

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

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

Bat License

13. Prior to any works to building five, proof of the applicant obtaining a Natural England License in relation to bats shall be provided to and approved in writing by the Local Planning Authority.

Reason: to ensure that habitats of protected species are appropriately protected and managed throughout the development process in accordance with the Environment Act 2021 and Policy LP30 of the Huntingdonshire Local Plan to 2036.

External Lighting

14. No external lighting shall be provided or installed for each dwelling other than in accordance with a scheme which has been submitted to and approved in writing by the local planning authority. The scheme shall be carried as approved and shall be retained as such.

Reason: To minimise the effects of light pollution on the surrounding area and to protect biodiversity interests in accordance with Policy LP30 of the Huntingdonshire Local Plan to 2036.

Tree Protection

15. No development, demolition, clearance or preparatory operations (including excavations and archaeology), hereafter referred to as “the works”, shall commence on site in connection with the development hereby approved, until a Tree Protection Plan has been submitted to, and approved in writing by the Local Planning Authority (LPA). The approved Tree Protection Plan should have regard to trees within and adjacent to the orchard north-east of the site and 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 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 subject to the protection measures which die or become severely damaged within five years from the completion of the construction works shall be replaced with trees, shrubs or hedge plants of similar size and species.

Reason: This is a pre-commencement condition 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.

New Access – Construction

16. Prior to the occupation of each dwelling and being brought into first use their associated vehicular access where it crosses the public highway shall be laid out and constructed in accordance with the approved plans and to the Cambridgeshire County Council specification and shall thereafter be retained as such.

Reason: In the interests of highway safety in accordance with Policies LP12 and LP17 of the Huntingdonshire Local Plan to 2036.

Provision of Visibility Splays

17. Prior to the occupation of each dwelling and the site being brought into first use the associated visibility splays shall be provided on each side of the vehicular access in full accordance with the details indicated on the submitted plan no. PL(90)01 Rev P1.

The splays shall thereafter be maintained free from any obstruction exceeding 0.6m above the level of the adjacent highway carriageway.

Reason: In the interests of highway safety in accordance with Policies LP12 and LP17 of the Huntingdonshire Local Plan to 2036.

Provision of Parking, Manoeuvring and Service Areas

18. Prior to the first occupation of the development sufficient space shall be provided within the site to enable vehicles to:

- a) Enter, turn and leave the site in forward gear
- b) Park clear of the public highway

The area shall be levelled, surfaced and drained and thereafter retained for that specific use.

Reason: In the interests of satisfactory development and highway safety.

Drainage

19. The access shall be constructed with adequate drainage measures to prevent surface water run-off onto the adjacent public highway, in accordance with a scheme submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety and to prevent surface water pooling on the highway in accordance with Policies LP15 and LP17 of the Huntingdonshire Local Plan to 2036.

Metalled Surface Provision

20. A metalled surface shall be provided for a minimum distance of 5 metres along the access road from its junction with the public highway.

Reason: To prevent mud and extraneous materials from being deposited on the highway in accordance with Policy LP17 of the Huntingdonshire Local Plan to 2036.

Water Efficiency

21. The dwellings 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 LP12 of the Huntingdonshire Local Plan to 2036.

Informative: The person carrying out building work must inform the building control body that the optional requirement for Water Efficiency (As set out in Approved Document G) and M4(2) applies.

Accessible and Adaptable Buildings

22. The dwellings hereby permitted, shall be constructed and fitted out to comply with the Building Regulations 2010 (as amended) optional requirement M4(2) 'accessible and adaptable' (or replacement standard), prior to occupation. Such provision shall be maintained for the lifetime of the development.

Reason: To ensure the units are accessible and adaptable in accordance with Policy LP25 of the Huntingdonshire Local Plan to 2036.

Pathfinder House, St Mary's Street
Huntingdon. PE29 3TN
Developmentcontrol@huntingdonshire.gov.uk

01480 388424
www.huntingdonshire.gov.uk

Head of Planning Services
Pathfinder House
St. Mary's Street
Huntingdon
Cambridgeshire PE 29 3TN

Application Number: 26/01048/FUL Case Officer 1APP Connector

Proposal: Demolition of the existing cattery and kennels buildings and the erection of 4 detached dwellings, together with associated works including access and infrastructure

Location: Fields View Fenstanton Road Hilton

Observations of Hilton Town/Parish Council.

Please ✓ box as appropriate

☐ Recommend **approval** because(please give relevant planning reasons in space below)

☒ Recommend **refusal** because...(please give relevant planning reasons in space below)

1. Footprint of proposed dwellings exceeds that of buildings to be demolished outside of village curtilage. 2. Inadequate provision for waste and surface water issues. 3. Proposal, if implemented, would have a negative impact on nearby/adjacent businesses and place a high demand on services in a rural location; and facilitate a negative ecological outcome. 4. Activities of existing businesses (eg odours etc) likely to produce complaints from occupants of proposed dwellings expecting a more "urban" environment.

☐ No observations either in favour or against the proposal

Nigel Di Castiglione Clerk to Hilton Town/Parish Council. (For GDPR purposes please do not sign)

Date :

Failure to return this form within the time indicated will be taken as an indication that the Town or Parish Council do not express any opinion either for or against the application.

Please send response to email address below:-

Development.control@huntingdonshire.gov.uk

(Development Management)



general notes

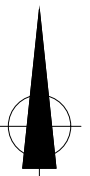
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LEGEND

■■■■■ SITE BOUNDARY

rev

P1

date

May '26

drawn

DSR

client

Sylvia Dighton and Dale Robinson

project

Fields View, Fenstanton Road,
Hilton, Huntingdon PE28 9JA

drawing title

Location Plan

drawing no

PL(00)01

checked

DSR

scale

1:1250

original

A1

status

PLANNING

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LEGEND

- SITE BOUNDARY
- OUTLINE OF PREVIOUSLY REFUSED APPLICATION REF: 20/01966/FUL
- EXISTING TREES- SEE TREE SURVEY
- +24.40 EXISTING SITE LEVELS
- FLOOD ZONE 2- AS PER EA MAPS
- FLOOD ZONE 3- AS PER EA MAPS

rev P1 date May '26 drawn DSR

client Sylvia Dighton and Dale Robinson

project Fields View, Fenstanton Road, Hilton, Huntingdon PE28 9JA

drawing title Existing Site Plan

drawing no PL(11)01 checked DSR

scale 1:250 original A1

status PLANNING

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ACCOMODATION SCHEDULE

Plot 1- 4 Bedrooms, GIA 184.5m² (1,986sq.ft)
Plot 2- 4 Bedrooms, GIA 180.2m² (1,942sq.ft)
Plot 3- 4 Bedrooms, GIA 180.2m² (1,942sq.ft)
Plot 4- 4 Bedrooms, GIA 184.5m² (1,986sq.ft)

TOTAL 4No. units
TOTAL GIA- 729.4m² (7,851sq.ft)

LEGEND

- SITE BOUNDARY
- OUTLINE OF PREVIOUSLY REFUSED APPLICATION REF: 20/01966/FUL
- EXISTING TREES- SEE TREE SURVEY
- PROPOSED NEW PLANTING
- EXISTING TO BE REMOVED
- AIR SOURCE HEAT PUMPS
- EV CHARGING POINT
- SOFT LANDSCAPING
- FLAG PAVING TO PATIOS AND PATHS
- PERMEABLE BLOCK PAVING TO DRIVEWAY- SUITABLE FOR 32TONNE REFUSE VEHICLE
- PERMEABLE BLOCK PAVING TO PARKING BAYS
- TARMACADAM ACCESS POINT
- EXISTING SITE LEVELS
- PROPOSED SITE LEVELS
- FLOOD ZONE 2- AS PER EA MAPS
- FLOOD ZONE 3- AS PER EA MAPS

rev P1 date May '26 drawn DSR

client Sylvia Dighton and Dale Robinson

project Fields View, Fenstanton Road, Hilton, Huntingdon PE28 9JA

drawing title Proposed Site Plan

drawing no PL(90)01 checked DSR

scale 1:250 original A1

status PLANNING

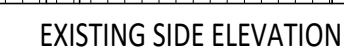
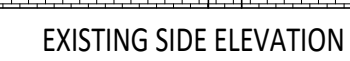
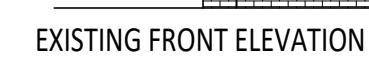
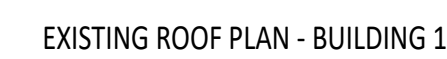
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project **Fields View, Fenstanton Road,
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drawing no	PL(11)02	checked	DSR
scale	1:100	original	A1
status	PLANNING		

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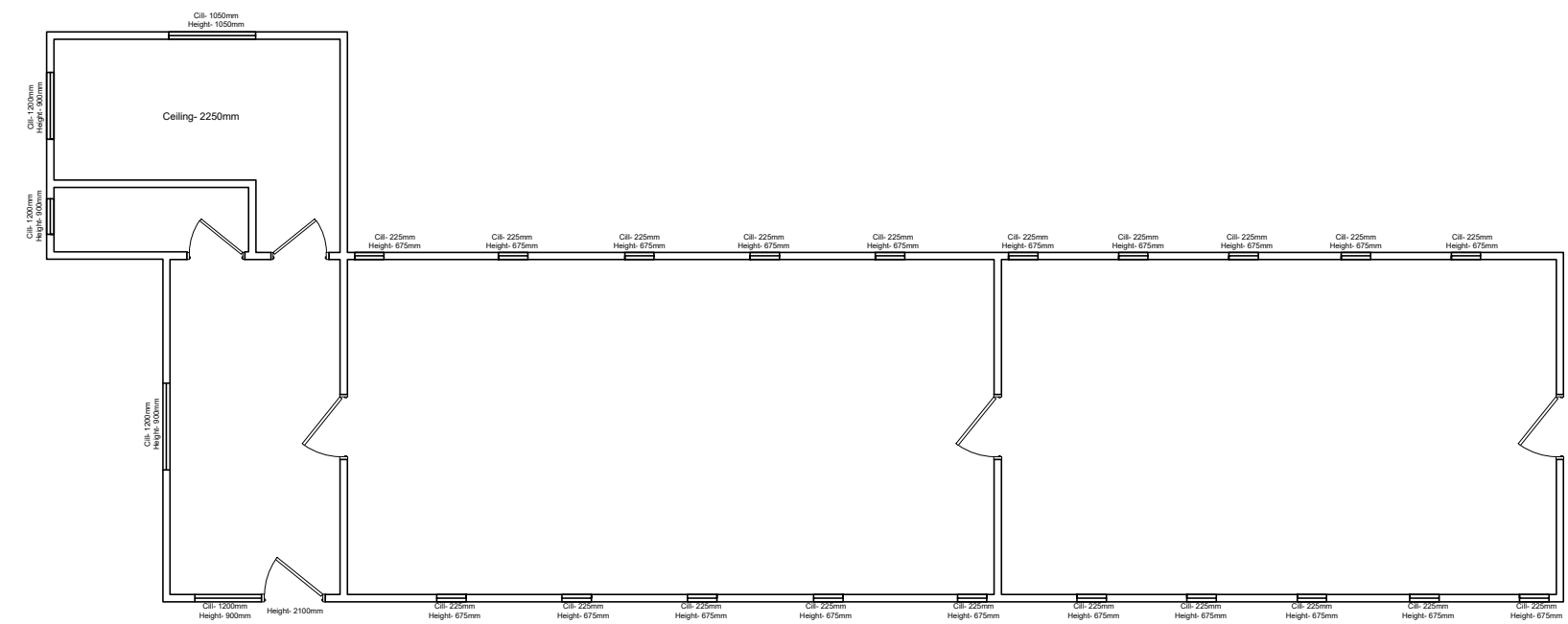
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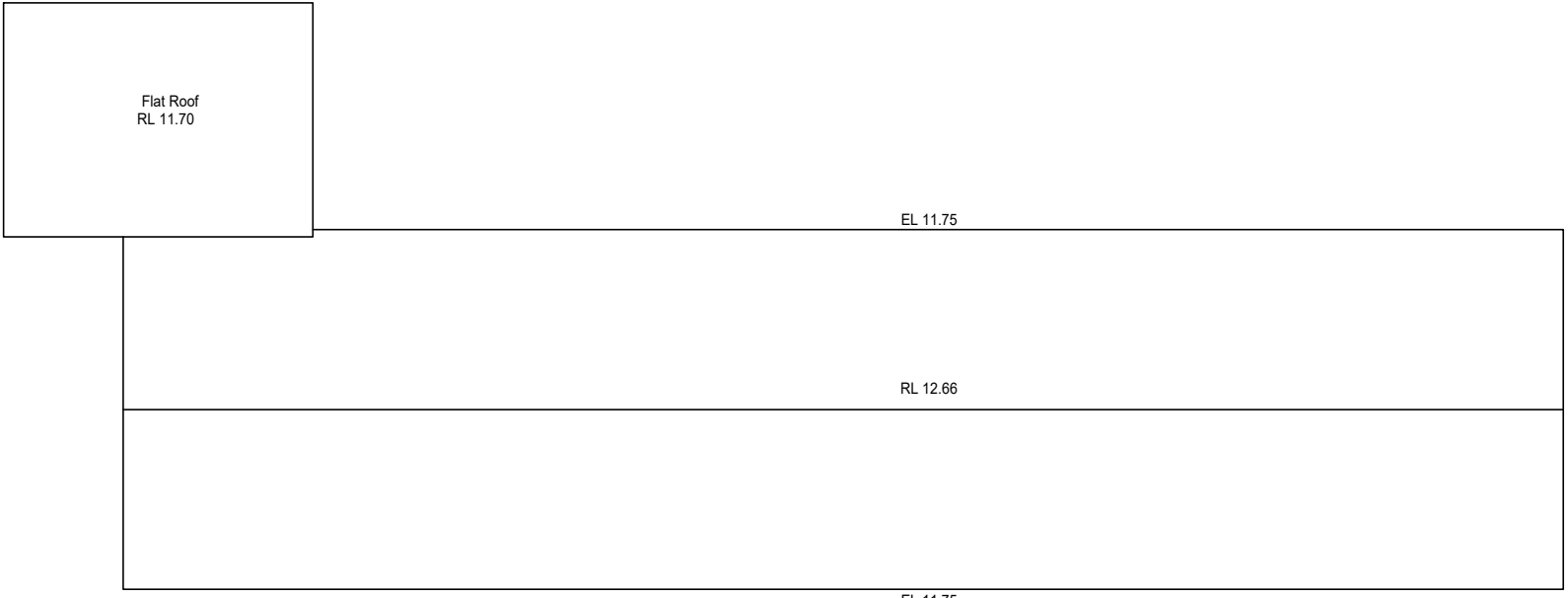
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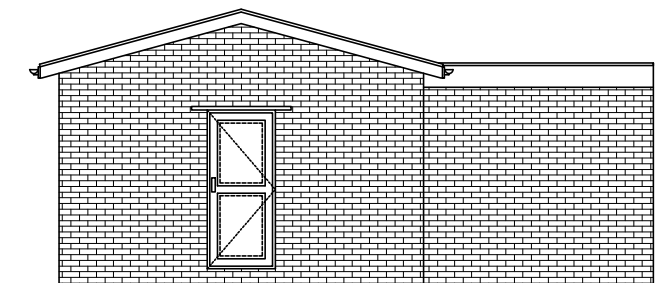
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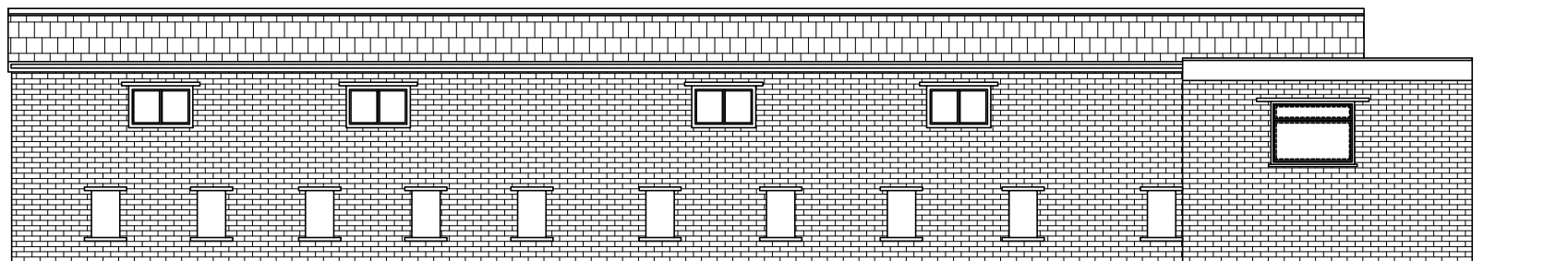
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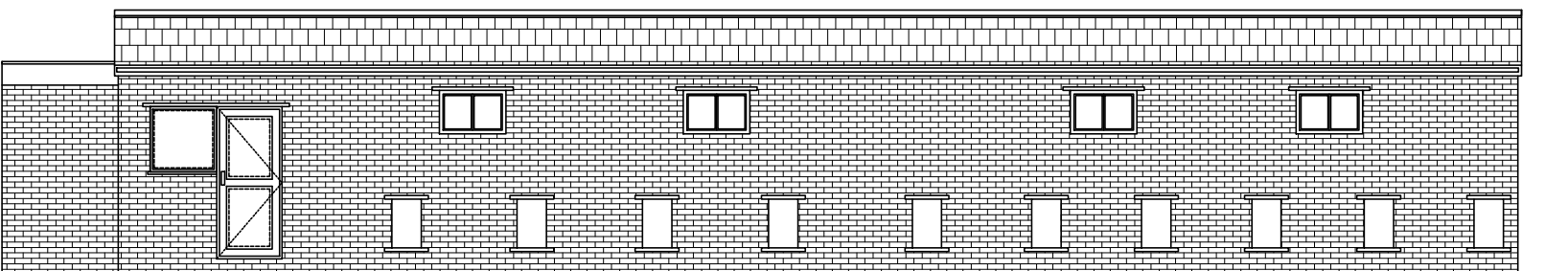
EXISTING ROOF PLAN - BUILDING 2



EXISTING FRONT ELEVATION



EXISTING SIDE ELEVATION

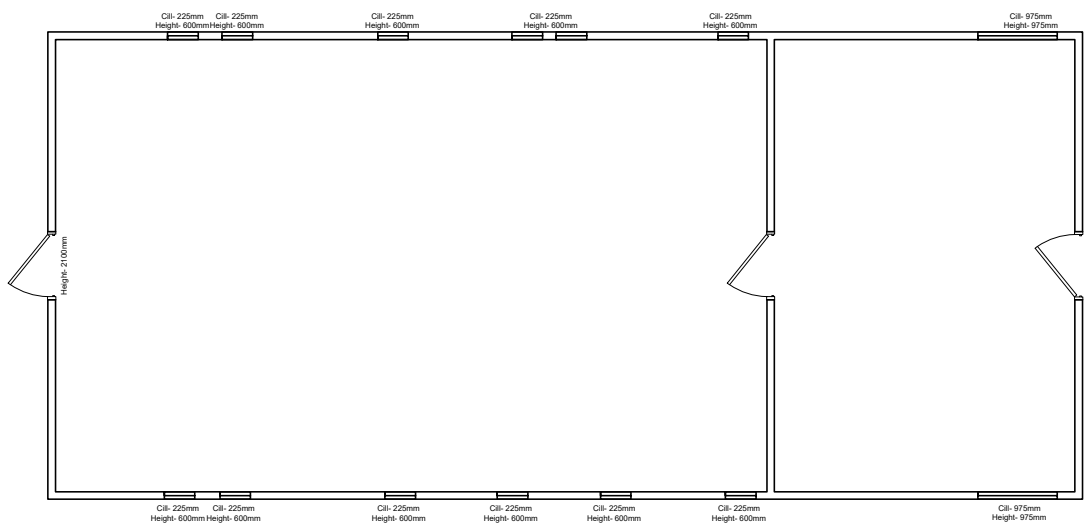
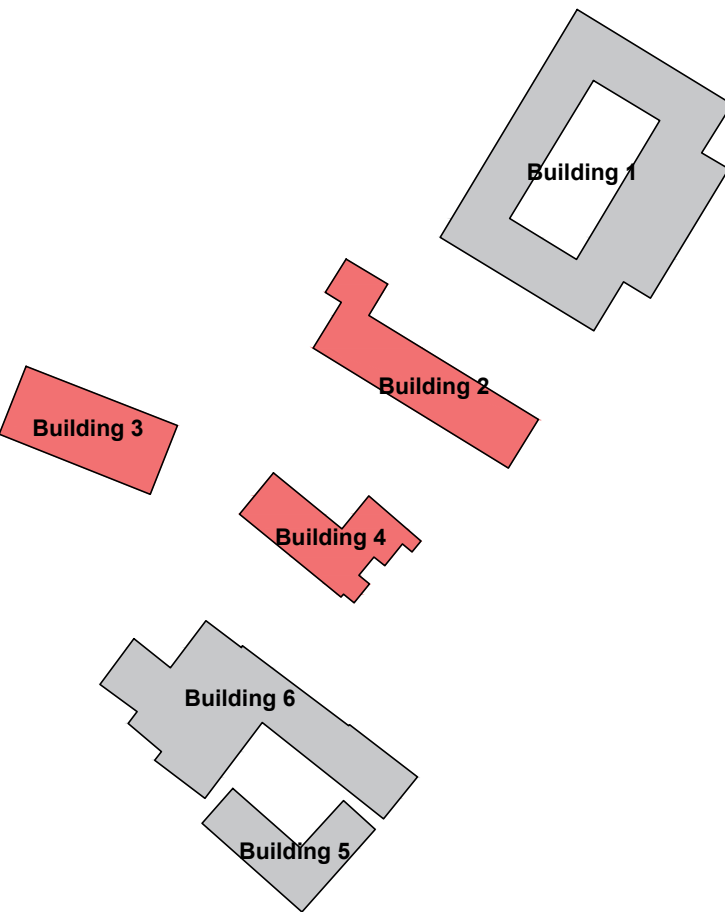


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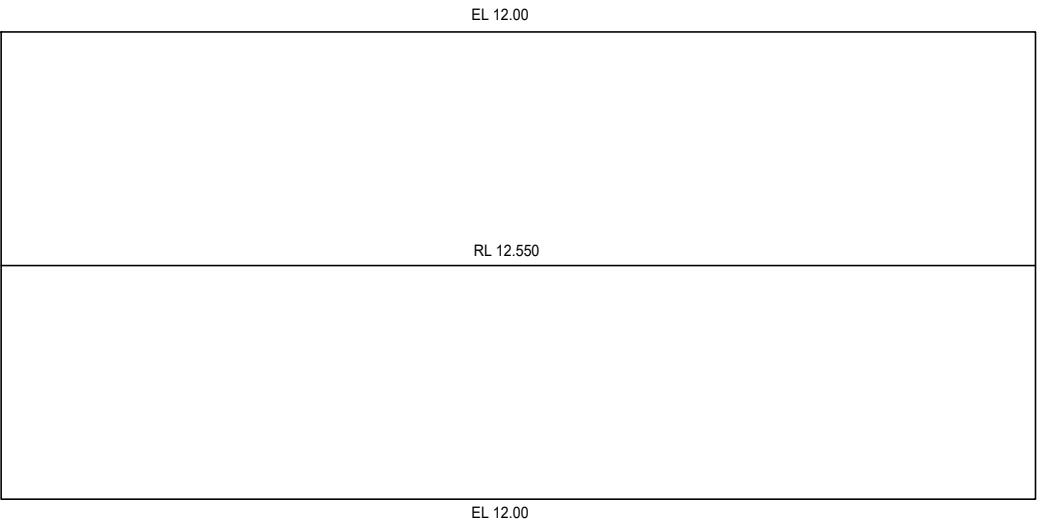


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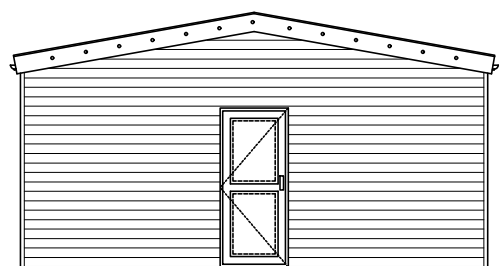
BUILDING KEY



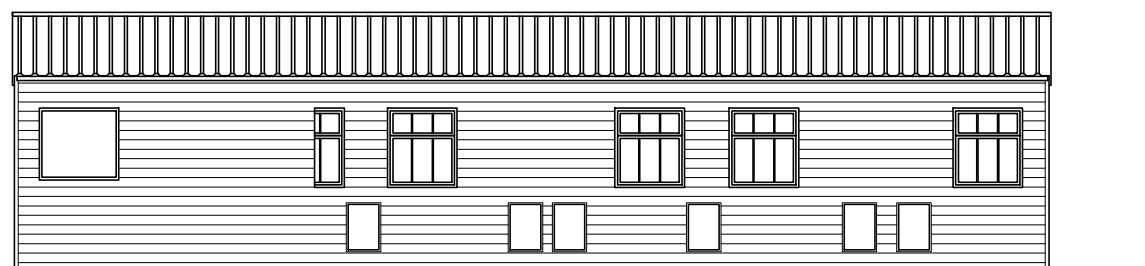
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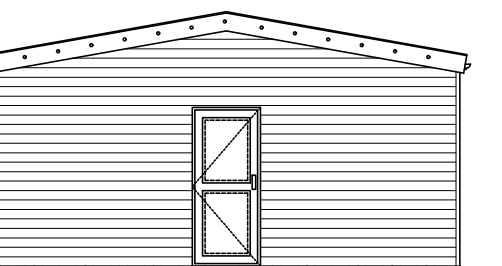
EXISTING ROOF PLAN - BUILDING 3



EXISTING FRONT ELEVATION



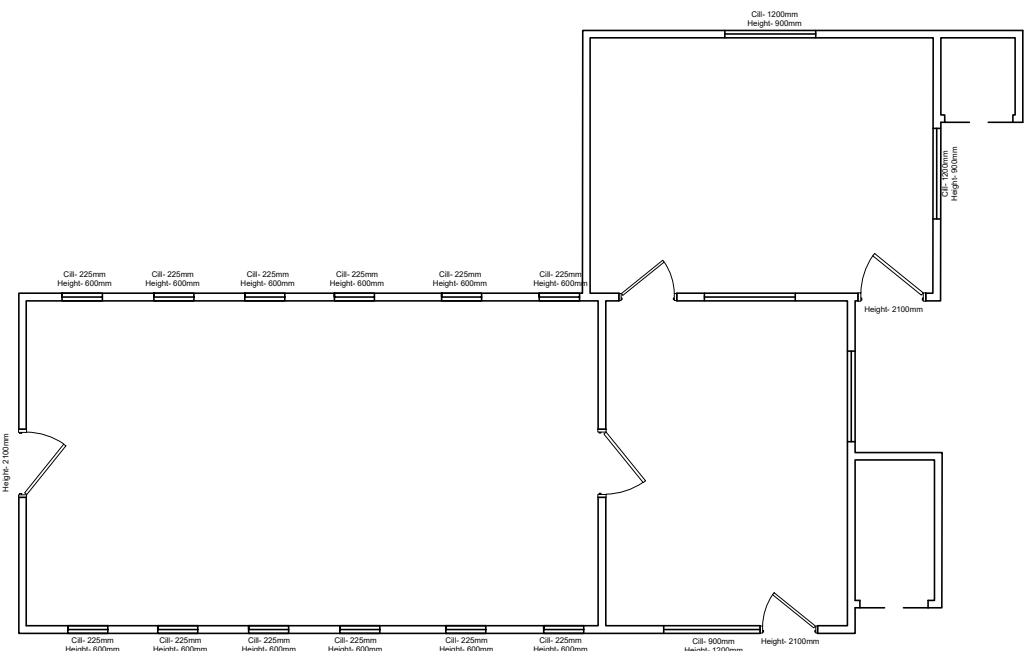
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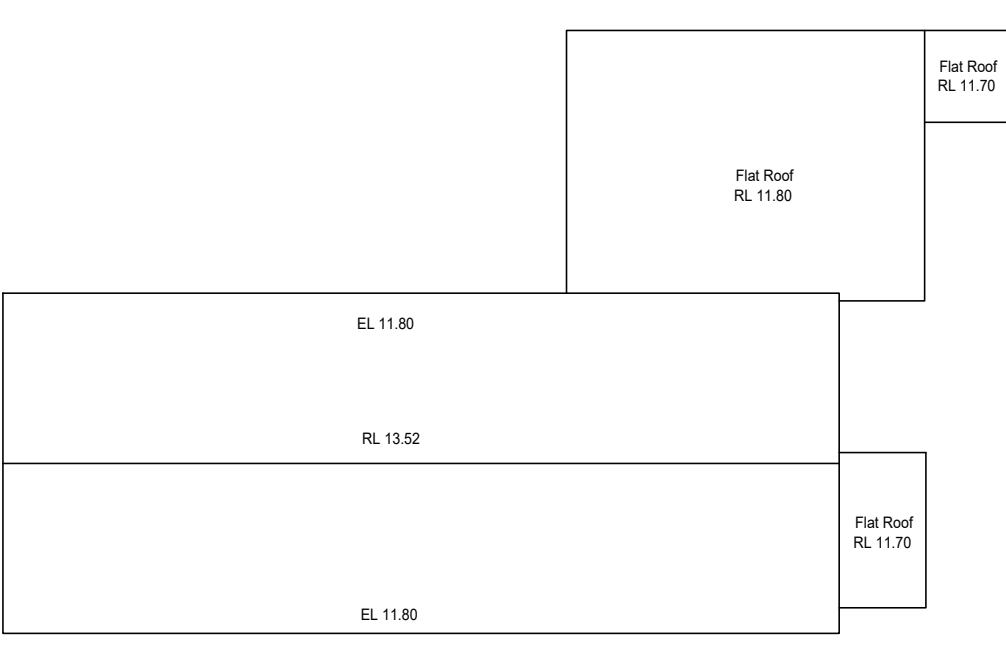
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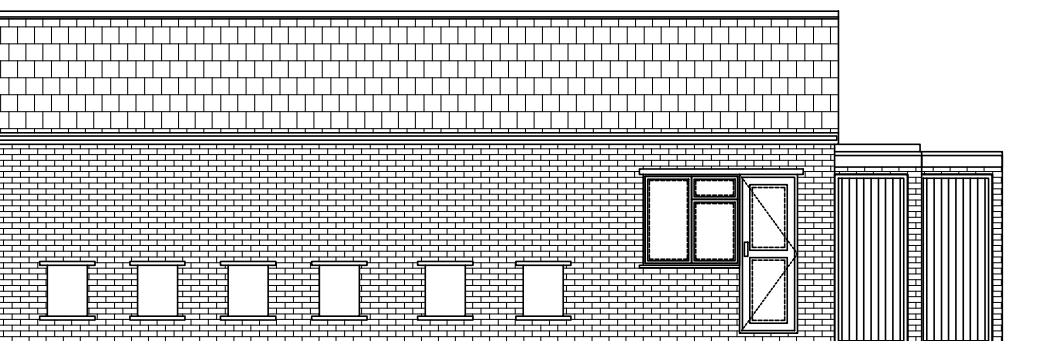
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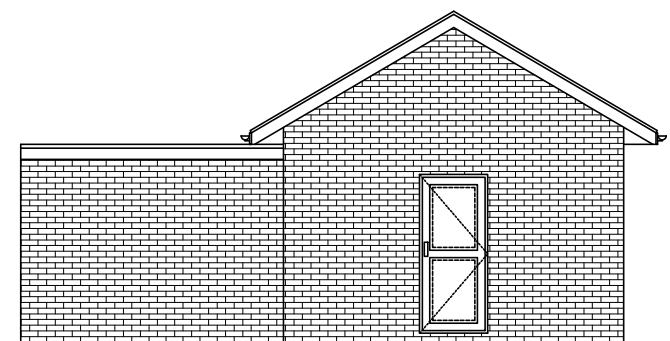
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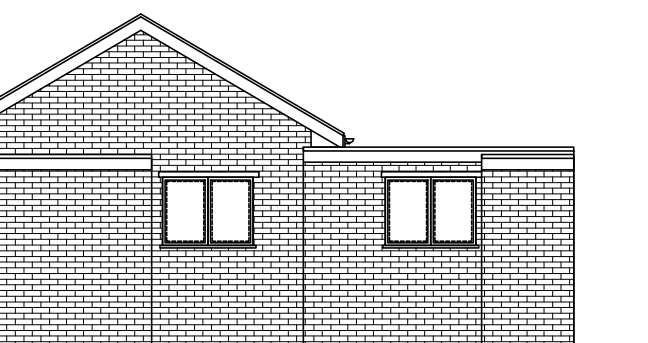
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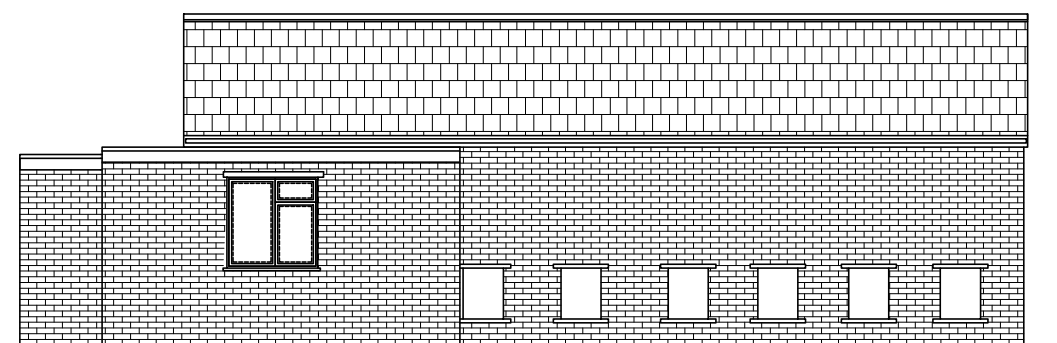
EXISTING FRONT ELEVATION



EXISTING SIDE ELEVATION



EXISTING SIDE ELEVATION



EXISTING REAR ELEVATION

rev P1 date May '26 drawn DSR

client Sylvia Dighton and Dale Robinson

project Fields View, Fenstanton Road, Hilton, Huntingdon PE28 9JA

drawing title Buildings 2,3 and 4 Existing Plans and Elevations

drawing no PL(11)03 checked DSR

scale 1:100 original A1

status PLANNING

address 25 Cromwell Road
Cambridge
Cambridgeshire
CB1 3EB

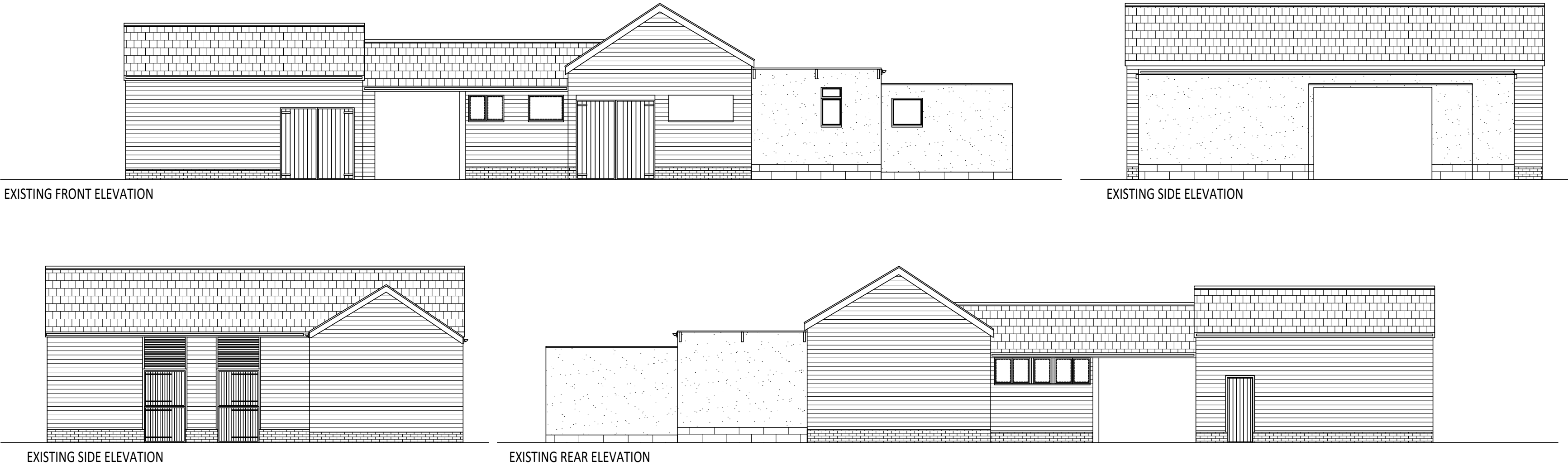
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project **Fields View, Fenstanton Road,
Hilton, Huntingdon PE28 9JA**

drawing title Buildings 5 and 6 Existing Plans
and Elevations

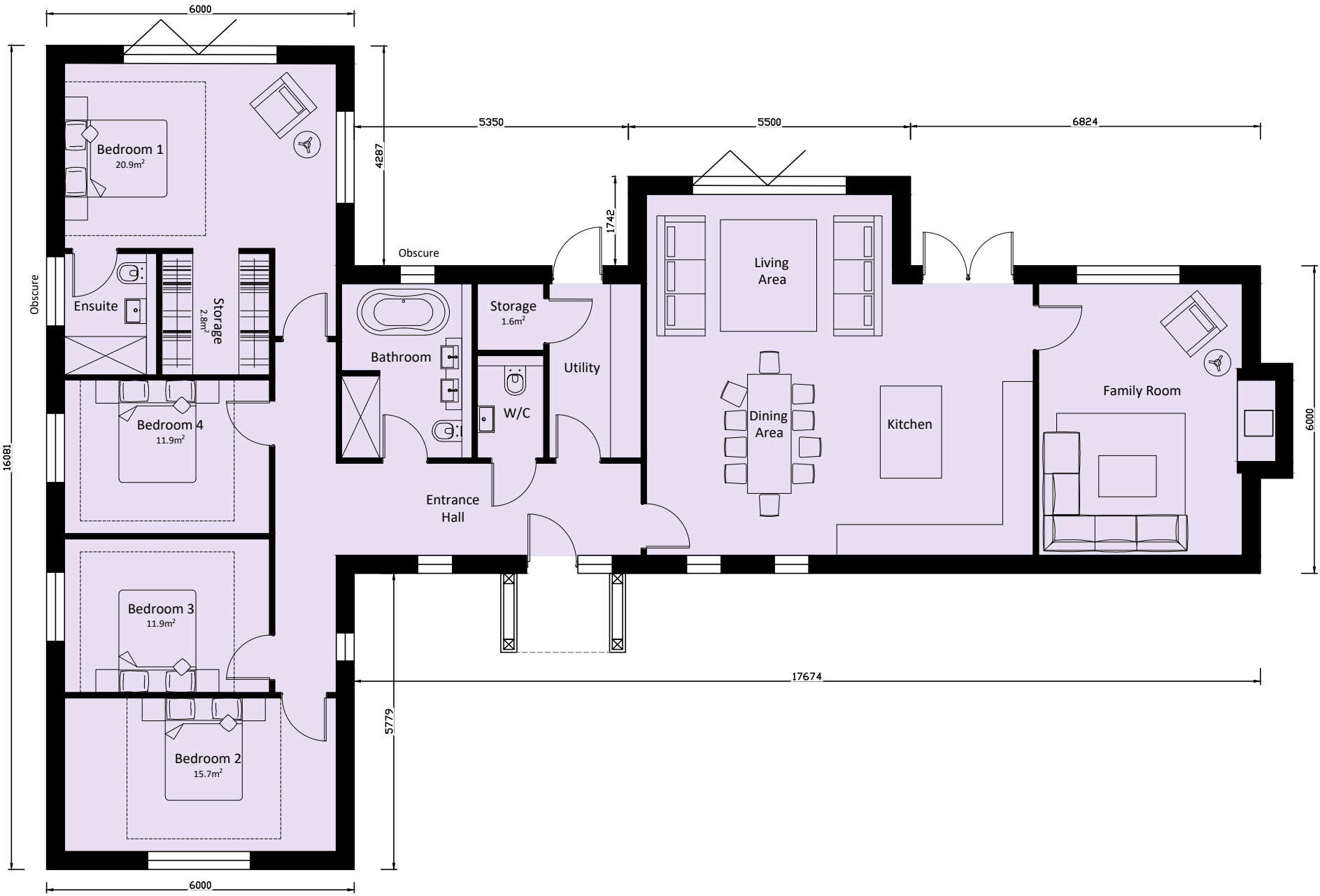
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status	PLANNING		

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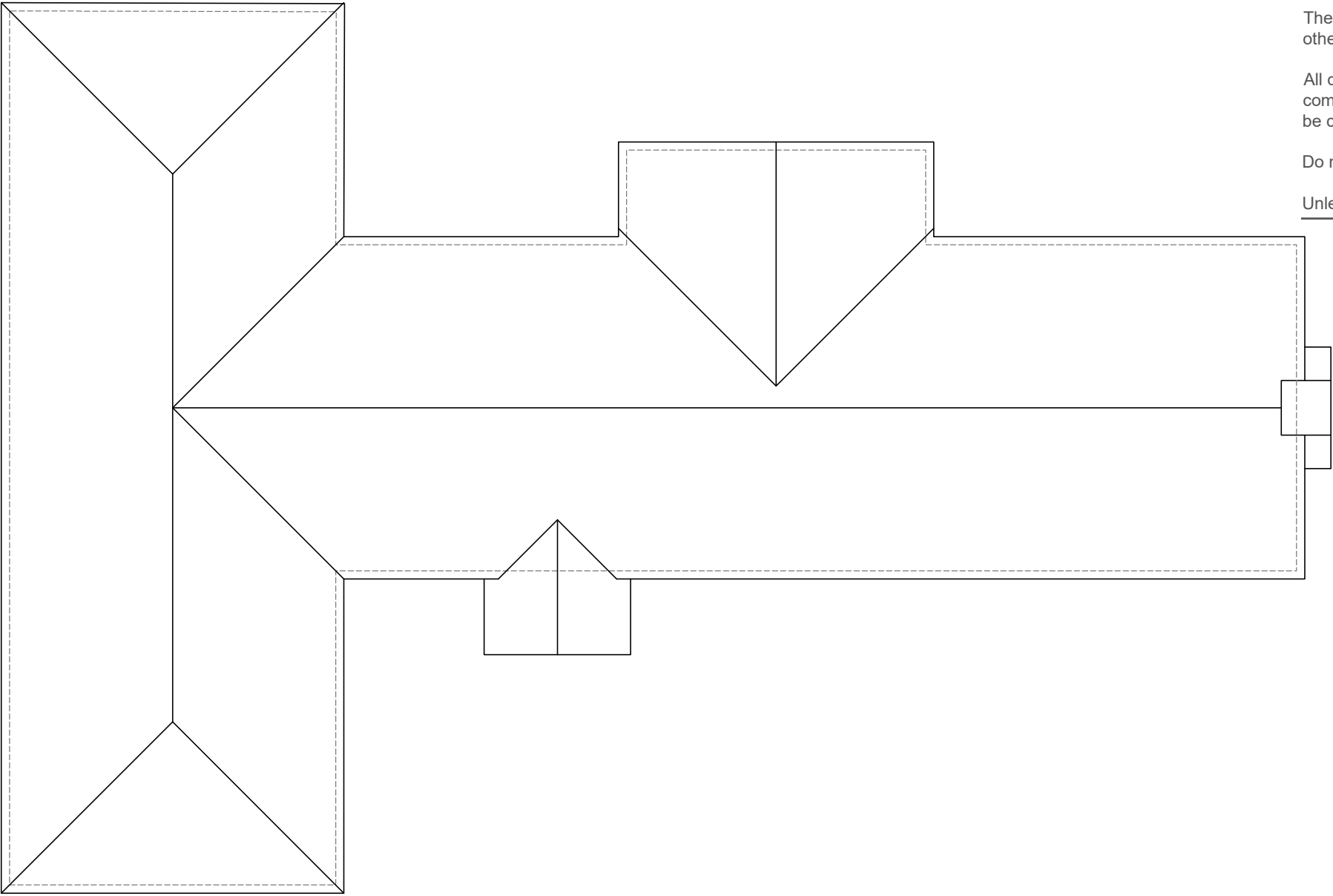




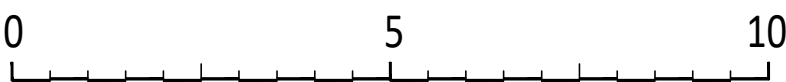
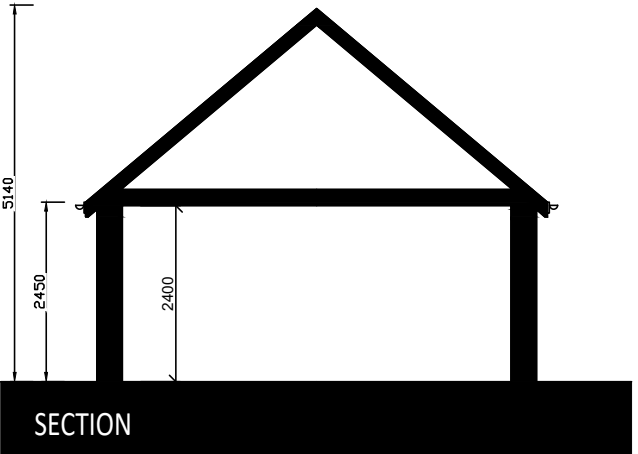
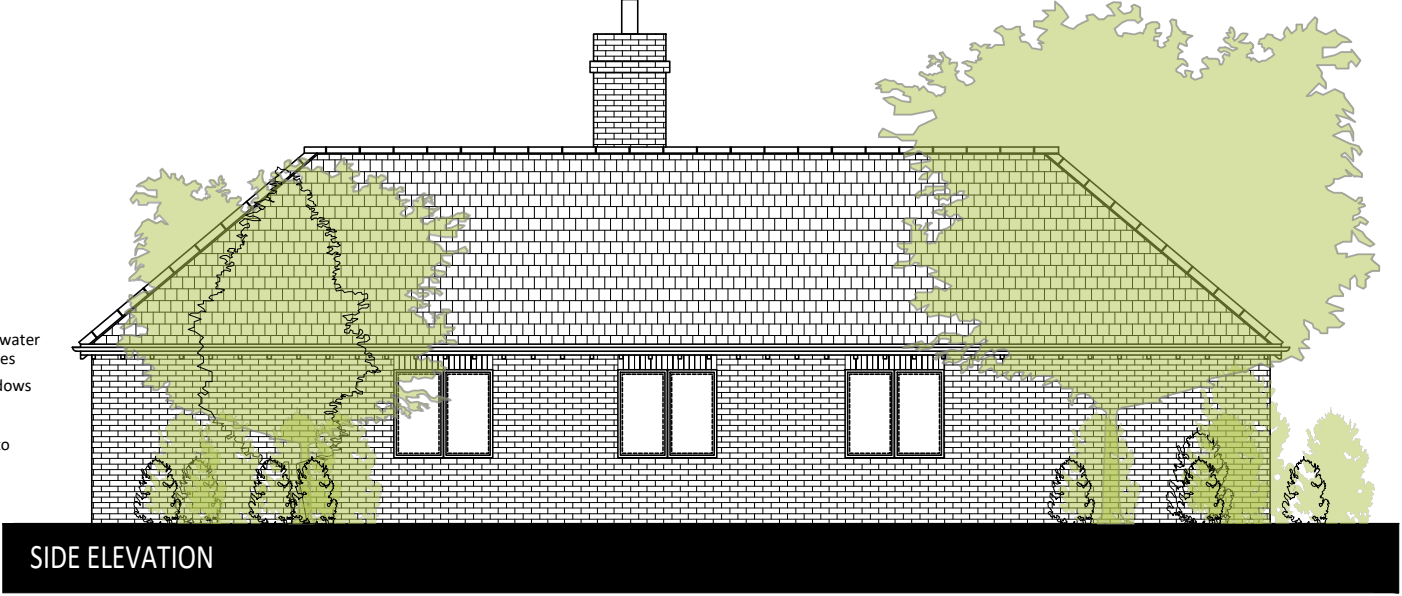
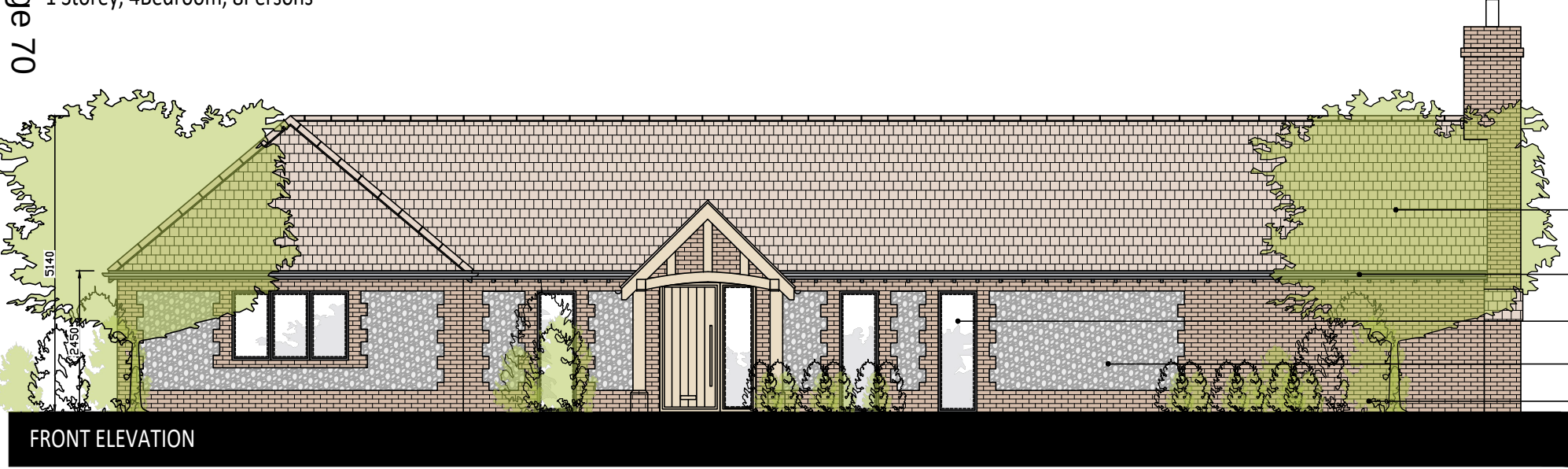
LOTS 1 AND 4 GROUND FLOOR PLAN (Plot 4 Handed)

184.5m² (1,986sq.ft)
1 Storey, 4Bedroom, 8Persons

Page 70



LOTS 1 AND 4 ROOF PLAN (Plot 4 Handed)



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rev	P1	date	May '26	drawn	DSR
client	Sylvia Dighton and Dale Robinson				

project
Fields View, Fenstanton Road,
Hilton, Huntingdon PE28 9JA

drawing title
Plots 1 and 4 Proposed Floor Plans
and Elevations

drawing no	PL(21)01	checked	DSR
scale	1:100	original	A2
status	PLANNING		

address
25 Cromwell Road
Cambridge
Cambridgeshire
CB1 3EB

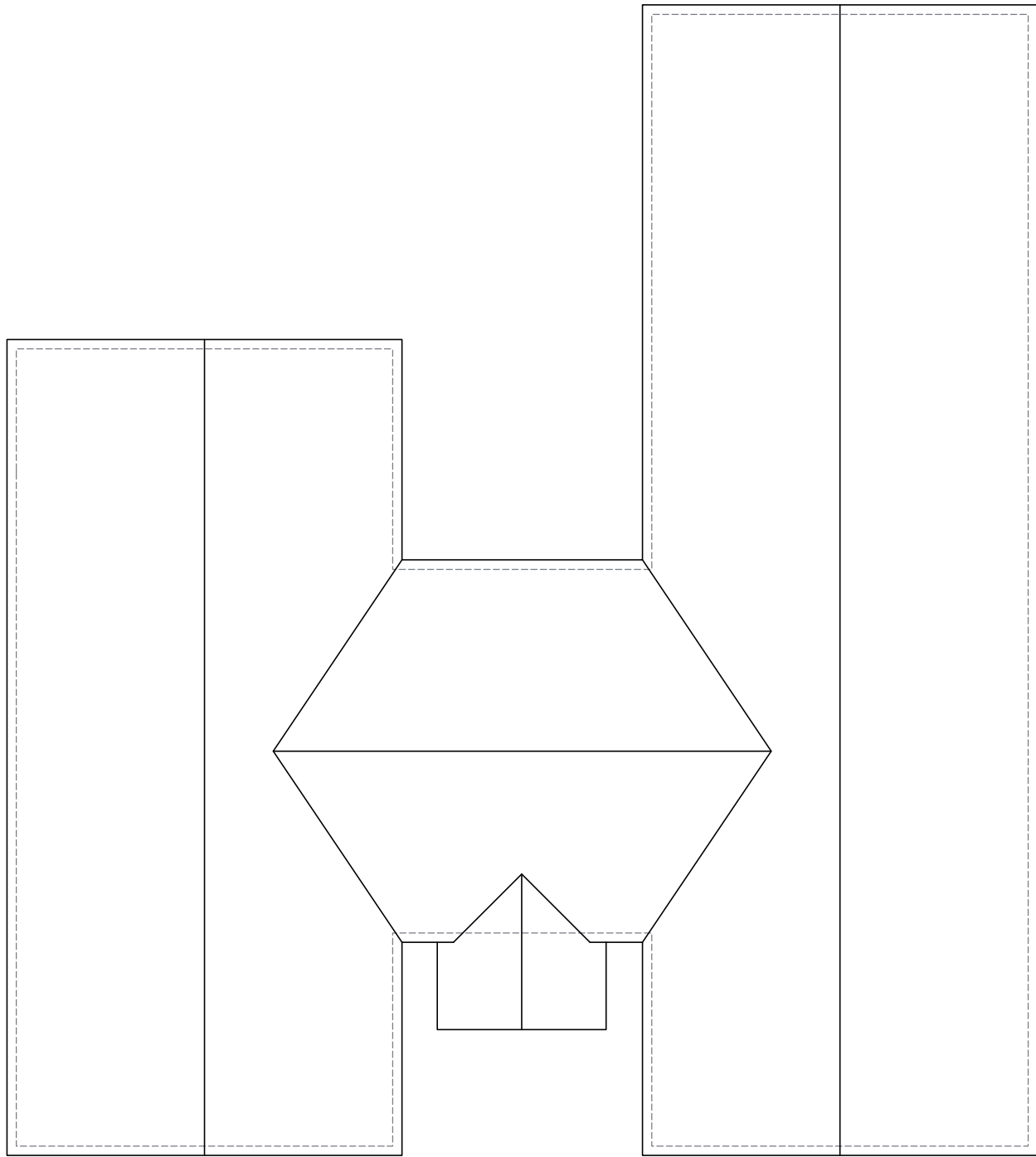
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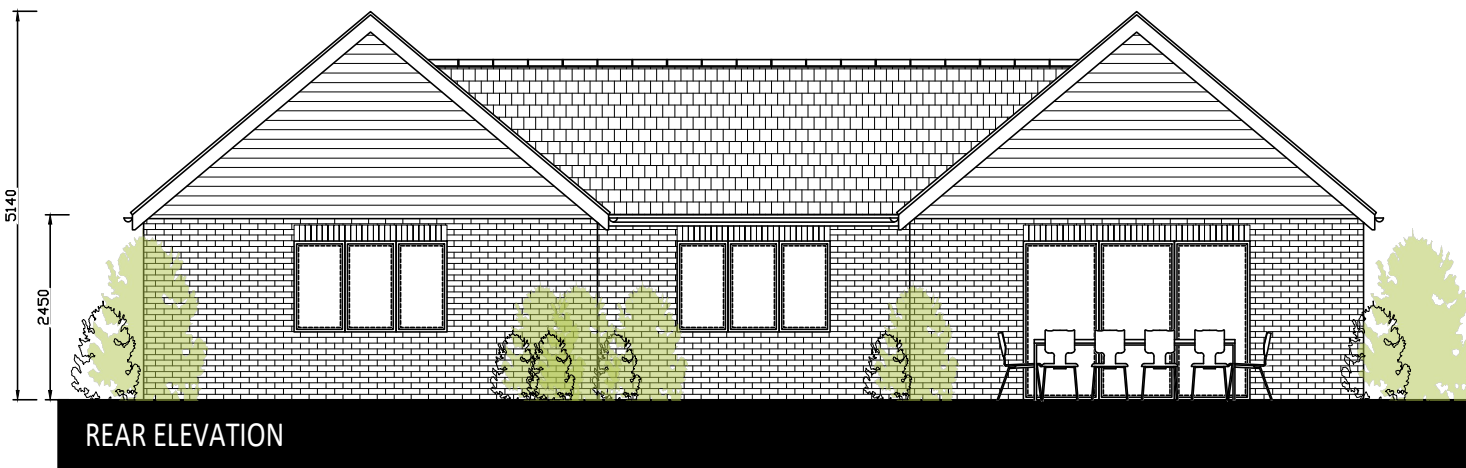
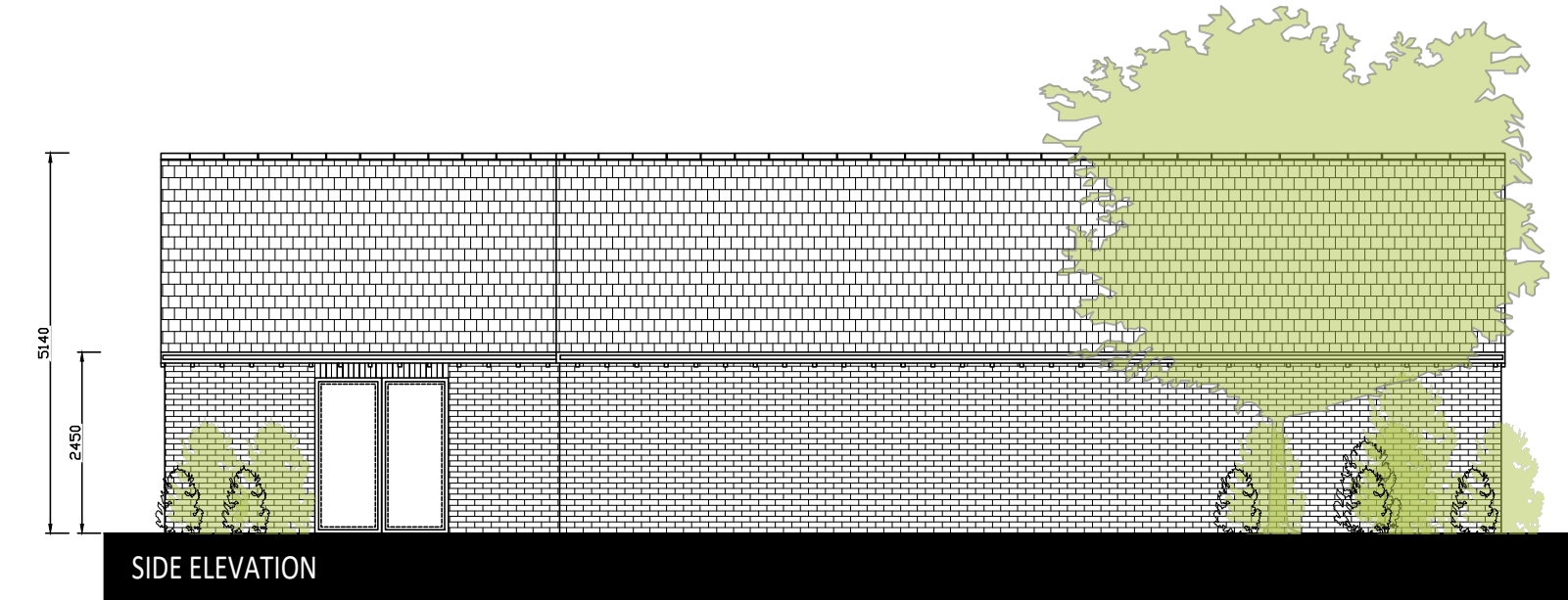
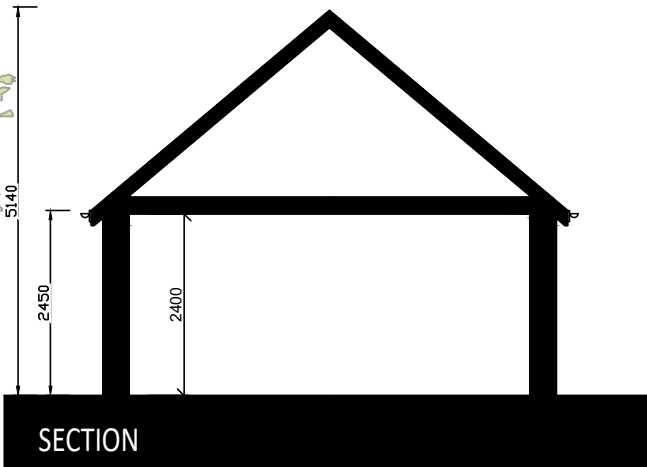
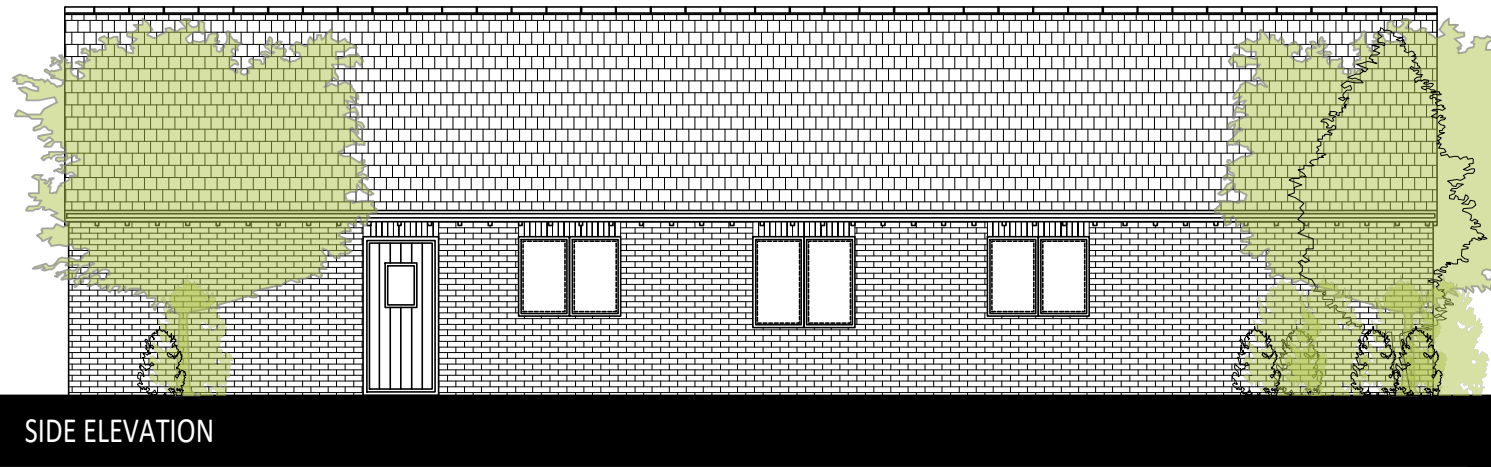
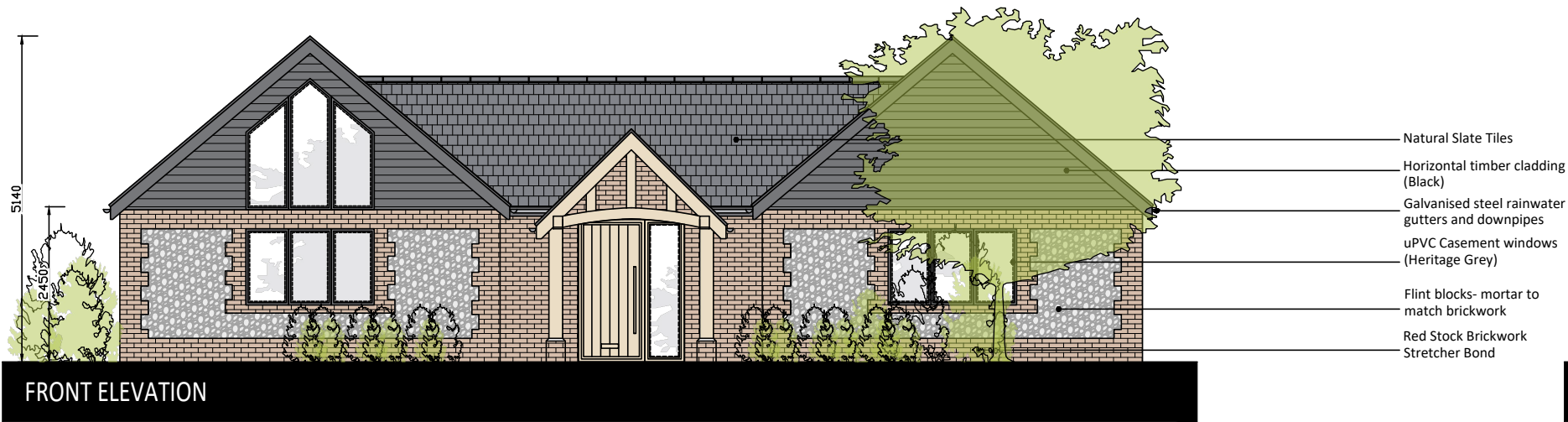




PLOTS 2 AND 3 GROUND FLOOR PLAN
180.2m² (1,940sq.ft)
1 Storey, 4Bedroom, 8Persons



PLOTS 2 AND 3 ROOF PLAN



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rev	P1	date	May '26	drawn	DSR
client	Sylvia Dighton and Dale Robinson				
project	Fields View, Fenstanton Road, Hilton, Huntingdon PE28 9JA				
drawing title	Plots 2 and 3 Proposed Floor Plans and Elevations				
drawing no	PL(21)02	checked	DSR		
scale	1:100	original	A2		
status	PLANNING				
address	25 Cromwell Road Cambridge Cambridgeshire CB1 3EB				
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website	www.29architecture.co.uk				



general notes

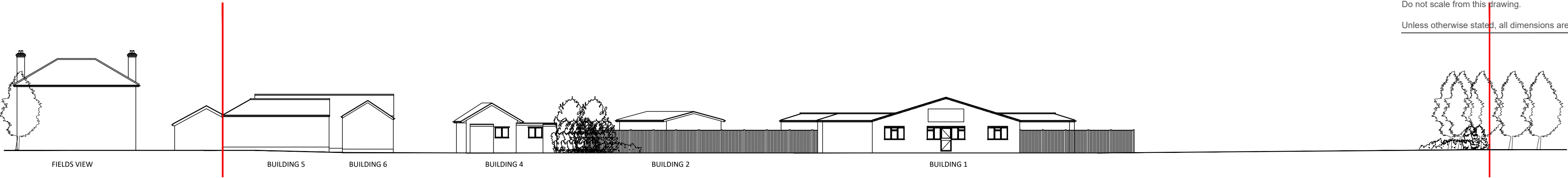
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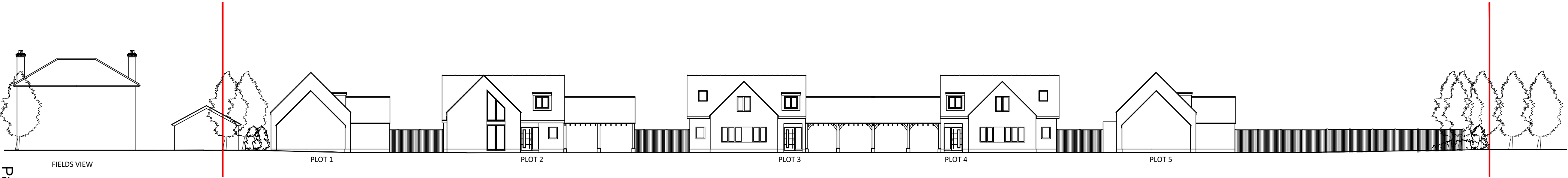
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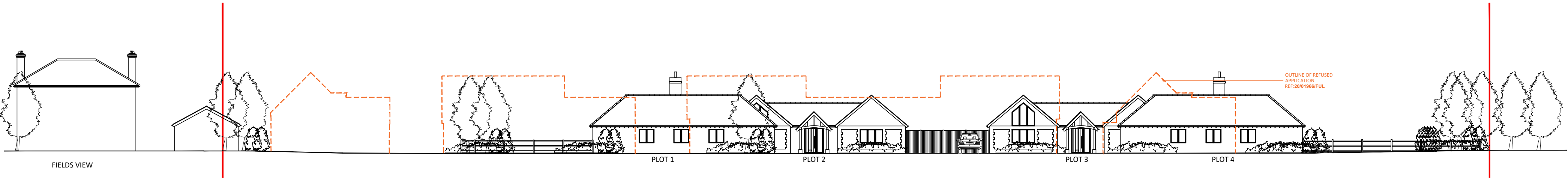
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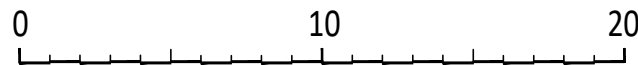
DATUM +5.00
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DATUM +5.00
PREVIOUSLY REFUSED APPLICATION SITE SECTION A-A



DATUM +5.00
PROPOSED SITE SECTION A-A



rev	P1	date	May '26	drawn	DSR
client	Sylvia Dighton and Dale Robinson				

project	Fields View, Fenstanton Road, Hilton, Huntingdon PE28 9JA
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drawing title	Existing and Proposed Site Sections
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drawing no	PL(21)03	checked	DSR
scale	1:250	original	A2
status	PLANNING		

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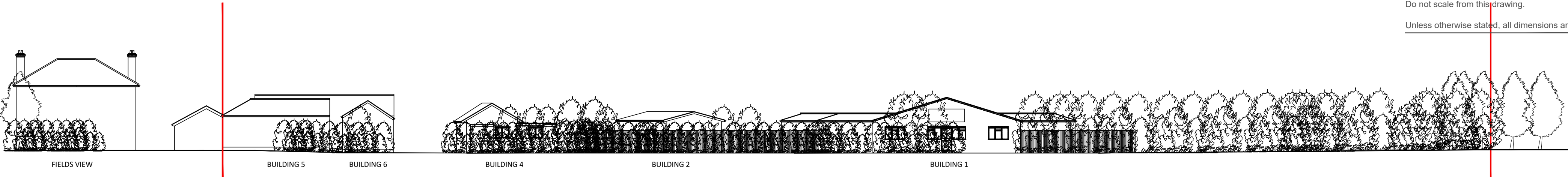
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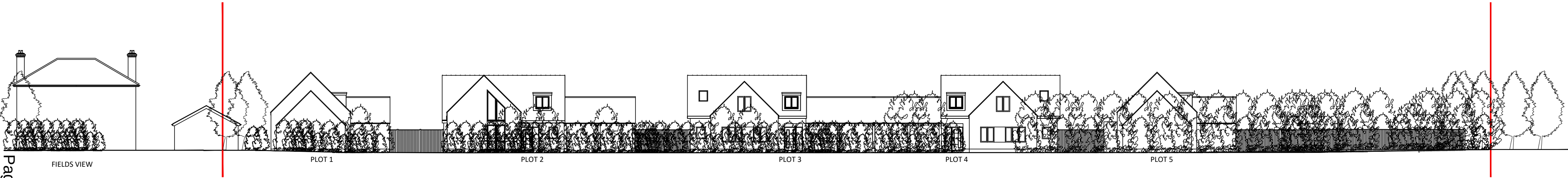
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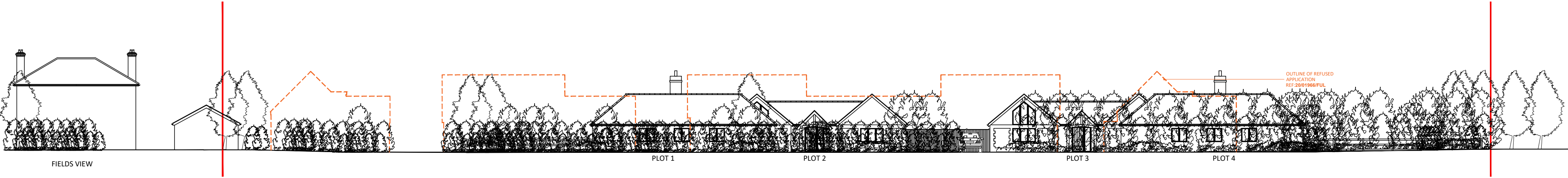
Unless otherwise stated, all dimensions are in mm.



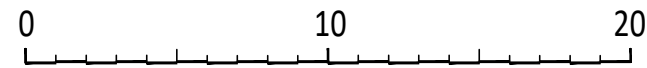
EXISTING STREET SCENE



PREVIOUSLY REFUSED APPLICATION STREET SCENE



PROPOSED STREET SCENE



rev	P1	date	May '26	drawn	DSR
client	Sylvia Dighton and Dale Robinson				
project	Fields View, Fenstanton Road, Hilton, Huntingdon PE28 9JA				
drawing title	Existing and Proposed Street Scene				
drawing no	PL(21)04	checked	DSR		
scale	1:250	original	A2		
status	PLANNING				
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email	info@29architecture.co.uk				
website	www.29architecture.co.uk				



**TWENTY
NINE.**
ARCHITECTURE
+ PLANNING



Shrubs				
Ref.	Species	Size	Type	Quantity
Cha	Chamaemelum nobilis	0.5-1L	Pot	8
ChTe	Choisya ternata	2-5L	Pot	8
DaP	Daphne pontica	0.5-1L	Pot	11
DaT	Daphne tangutica	0.5-1L	Pot	10
EuCG	Euonymus fortunei 'Canadale Gold'	0.5-1L	Pot	13
EuEG	Euonymus fortunei 'Emerald Gaiety'	0.5-1L	Pot	22
HaM	Hakonechola macra 'All Gold'	0.5-1L	Pot	10
HeBa	Hebe 'Baby Marie'	0.5-1L	Pot	40
HeRa	Hebe rakaiensis	0.5-1L	Pot	32
Ho	Hosta plantaginea	0.5-1L	Pot	11
HydA	Hydrangea arborescens	2-5L	Pot	4
LA	Lavandula angustifolia 'Hidcote'	0.5-1L	Pot	29
Nep	Nepeta racemosa 'Walker's Low'	0.5-1L	Pot	8
PitBB	Pittosporum tenuifolium 'Bannow Bay'	0.5-1L	Pot	8
SaN	Salvia nemorosa 'Caradonna'	0.5-1L	Pot	30
SyMe	Syringa meyeri 'Palibin'	2-5L	Pot	16
Vi	Vinca minor f. alba 'Gertrude Jekyll'	Plug	Plug	12
VIOP	Viburnum opulus 'Roseum'	2-5L	Pot	6

Hedging				
Ref.	Species	Size	Type	Quantity
-	Mixed Native Hedging - Hawthorn (50%), Bird Cherry (10%), Field Maple (10%), Dog Rose (10%), Hazel (10%) and Blackthorn (10%)	60-90cm whips	Whips planted in double staggered rows 5p/m	585

Trees				
Ref.	Species	Size	Type	Quantity
-	Acer campestre 'Louisa Red Shine'	3-3.5m, 12-14cm girth	35L Container / Bareroot	5
-	Betula pendula	3-3.5m, 12-14cm girth	35L Container / Bareroot	4
-	Prunus avium	3-3.5m, 12-14cm girth	35L Container / Bareroot	5
-	Prunus padus	3-3.5m, 12-14cm girth	35L Container / Bareroot	3
-	Quercus robur	3-3.5m, 12-14cm girth	35L Container / Bareroot	3
-	Sorbus aria	3-3.5m, 12-14cm girth	35L Container / Bareroot	3
-	Sorbus aucuparia 'Fastigiata'	3-3.5m, 12-14cm girth	35L Container / Bareroot	2
-	Tilia cordata	3-3.5m, 12-14cm girth	35L Container / Bareroot	3

Other				
Ref.	Species	Size	Type	Quatity
-	Native wildflower lawn mix EL1 from Emorsgate Seeds	-	Seed	1425 m2
-	Native wildflower meadow mixture EM2 from Emorsgate seeds	-	Seed	802 m2
-	Root Barrier (50cm deep)	-	-	190 m



- Soft Landscaping Specification**
- 1) Setting Out**
- All planting beds and plant positions shall be set out in accordance with the approved soft landscaping plan, using dimensions taken from fixed, permanent reference points.
 - Planting beds shall be a minimum width of 600 mm wherever site conditions allow. Where planting beds are sealed or underlain by concrete, the contractor shall notify the site manager before proceeding, to agree whether the scheme is to be amended or local modifications made.
 - The soft landscaping works shall be carried out in the first planting season following commencement of development. Any trees, shrubs or plants that die within a period of 5 years from the completion of the development, or which are removed and/or become seriously damaged or diseased in that period, shall be replaced in the first available planting season with others of similar size and species.
- 2) Ground Preparation**
- Manual removal of weeds preferred. Systemic herbicide, where required, to be applied in accordance with the manufacturer's instructions, the Control of Pesticides Regulations 1986 (as amended), and COSHH 2002. Application will be undertaken by a suitably qualified operative, with appropriate measures taken to avoid impacts on non-target species and surrounding habitats.
 - Topsoil within planting beds shall be inspected and remediated to comply with BS 3882:2015. Stones, rubble, and debris greater than 50 mm shall be removed.
 - To achieve free-draining, non-compacted conditions:
 - Beds <5 m wide: cultivate to 300 mm depth by hand or rotovator.
 - Beds >5 m wide: subsoil with tractor-mounted ripper at 500 mm centres to a depth of 500 mm, except within 10 m of trees or 3 m of hedges, or where underground services are present.
 - Where subsoil or topsoil has >20% clay content, ameliorate with suitable organic matter or soil improvers to achieve a friable structure. Apply a slow-release fertiliser (e.g. Hortibase CRF 16-8-12) at 100 g/m² in accordance with manufacturer's guidance.
 - Adjacent to grass or paved areas, planting beds shall be graded to 65 mm below finished surface level. Turf shall be flush with or up to 10 mm below adjoining hard surfaces.
 - Imported topsoil shall comply with BS 3882:2015, with a texture class appropriate to planting requirements, <20% clay, and free of stones >50 mm.
- 3) Planting**
- Shrubs and Herbaceous Plants**
- Planting shall be carried out in accordance with the approved drawings, plant schedule, and BS 4428:1989.
 - Plant at correct depth with the root collar at finished soil level.
 - Substitutions shall not be permitted without prior written approval of the project manager and client. All stock shall comply with the HTA National Plant Specification, be healthy, vigorous, free from pests, diseases, deformity, or damage, and true to type.
 - Shrubs (except ground cover) shall be 400-600 mm height and spread, unless otherwise specified.
 - Immediately after planting, apply water at 20 L/m².
- Tree Planting Methodology**
- Excavation: Excavate square pits at least 300 mm wider than the rootball/container/root spread. The pit base shall be slightly domed; break up only if drainage is poor.
 - Backfilling: Place tree so that the root collar is level with finished ground. Backfill with subsoil up to ~400 mm below surface, then topsoil to match site profile. Firm backfill in layers.
 - Tree Stock: Trees may be supplied as containerised, rootballed, or bare-root stock, provided they comply with the approved specification and the HTA National Plant Specification. Bare-root trees must be planted during the dormant season (Nov-Mar) and roots kept covered/damp prior to planting.
 - Staking & Ties: In line with BS 8545:2014, provide:
 - All standard and heavy standard trees shall be double-staked using two round timber stakes driven outside the rootball.
 - Stakes shall be positioned opposite each other and driven into undisturbed ground, projecting approximately 600 mm above ground level.
 - Trees shall be secured using adjustable, non-abrasive ties (e.g. rubber or equivalent), allowing for limited movement while preventing stem damage.
 - Ties shall be checked and adjusted regularly as part of the maintenance regime.
 - Watering Dish (grassed areas only):
 - A shallow, circular depression formed in the soil around the tree base, with raised edges to retain irrigation directly over the rootball.
 - Standard trees (<3 m height): approx. 1.0 m diameter.
 - Heavy standards (>3 m height or >12-14 cm girth): approx. 1.5 m diameter.
 - Not required in shrub or mulched beds.
 - Initial Watering: Apply a minimum of 25 L clean water per tree immediately after planting.
 - Irrigation Systems: Install a slow-release irrigation system such as a 75 L Treegator or equivalent to each standard and heavy standard tree.
 - Mulching: Apply medium-grade, untreated organic woodchip mulch to a minimum settled depth of 50 mm:
 - Standard trees: minimum 1.0 m diameter.
 - Heavy standards: minimum 1.5 m diameter.
 - Timing: Planting shall be carried out in the first planting season (October-February) following commencement of development works.
- Hedge Planting**
- Trenches shall be minimum 400 mm deep x 600 mm wide.
 - Plants to be set at the same depth as grown in the nursery.
 - Hedgeplants shall be planted in a double staggered row at 300 mm centres within rows and 400 mm between rows, unless otherwise specified.
 - Roots of bare-root plants must not dry out prior to planting. Keep roots covered with damp hessian/straw, or heel into soil until planting.
 - After planting, firm in thoroughly and water during dry weather.
 - Apply untreated organic woodchip mulch to a minimum settled depth of 50 mm.
 - Planting shall be carried out in the first planting season (October-February) following commencement of development works.
- 4) Mulch and Supports**
- Climbing plants requiring support shall be trained onto galvanised or stainless steel wire supports fixed with stainless steel eyescrews at 250 mm from ground and 250 mm from the top of the wall/fence, with wires tensioned between. Fix climbers with plastic-coated wire ties.
 - Tree staking and mulching as set out above under Tree Planting Methodology.
 - Where grassed areas extend to the tree pit edge, install rabbit/deer guards in line with BS 8601:2013.
- 5) Aftercare**
- Maintain hedges, trees, and shrubs for 3-5 years following planting to ensure successful establishment. Carry out annual pruning/trimming in accordance with species requirements.
 - Provide supplementary irrigation for the first 24 months, tailored to prevailing weather. During summer months, water 3-7 times per week to maintain soil moisture and plant health.
 - Trees shall receive supplementary irrigation for at least 2 years. Water every 3-5 days in summer. Tree hydration bags (e.g. 75 L Treegator) are recommended to reduce frequency and ensure deep watering.

01020

Project		Fields View, Hilton	
Client		Twenty-Nine Architecture Ltd	
Drawing		Soft Landscaping Scheme (01)	
Drawing Ref	Version	Date	
P6344-SLS01	V1	12/05/2026	
Scale	A. Beighton		
Sheet No	Proposed Site Plan		

Ligna
Consultancy

All dimensions should be checked on site. No dimensions to be scaled from this drawing. Please refer to the relevant specification. Ligna Consultancy Ltd accepts no liability for any errors or omissions in this drawing or design only, and shall not be responsible for any errors or omissions in the project or design only, and shall not be responsible for any errors or omissions in the project or design only, and shall not be responsible for any errors or omissions in the project or design only.

This drawing was produced in colour - a monochrome copy should not be relied upon.

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Planning Appeal Decisions Since July 2026 Committee

Ref No	Appellant	Parish	Proposal	Site	Original Decision	Delegated or DMC	Appeal Determination	Costs
24/022 75/FU L	Mr Edward Harper (Gladman Retirement Living)	St Ives	Development of Use Class C2 Residential Accommodation with Care comprising of apartments for people aged 65 and over, communal facilities, associated landscaping, car parking, services and access from Meadow Lane	Land At Junction Of Harrison Way And Meadow Lane St Ives	Refused	Delegated	Appeal Dismissed	N/A
26/000 64/PIP	Mr Chris Wood	Bythorn & Keyston	Permission in Principle for a single dwelling	Land North Of Arlan House Church Lane Bythorn	Refused	Delegated	Appeal Allowed	N/A
25/012 38/FU L	Mr Buchanan	St Neots	Erection of 2No. Dwellings and associated works	2 Queens Court Eaton Socon St Neots PE19 8BZ	Refused	Delegated	Appeal Allowed	N/A
25/018 75/FU L	AWJ Usher & Sons Ltd	St Neots	Erection of four dwellings and associated works	Land Adjacent 31 Luke Street Eynesbury	Refused	Delegated	Appeal Dismissed	N/A
25/017 72/FU L	Mr and Mrs S Robinson	Warboys	Retrospective planning for a 4 bed dwelling and erection of a new 4 bed dwelling following demolition of existing	Cherry Lodge Puddock Road Warboys Huntingdon PE28 2UB	Refused	Delegated	Appeal Allowed	N/A

			barn with Class Q approval for change of use to 3 dwellings					
25/01188/PIP	Mr and Mrs L Howell and Mrs B Howell	Upwood and the Raveleys	Permission in principle for 3-4 dwellings	Land For Development Of Meadow Road Upwood	Refused	Delegated	Appeal Allowed	N/A