

DEVELOPMENT MANAGEMENT COMMITTEE 17th NOVEMBER 2025

Case No: 24/01802/OUT

Proposal: HYBRID PLANNING APPLICATION FOR UP TO 13,350 SQM FLOORSPACE IN USE CLASSES E(G)(I) OFFICE, E(G)(II) RESEARCH AND DEVELOPMENT, E(G)(III) LIGHT INDUSTRIAL, B2 (GENERAL INDUSTRIAL), B8 (STORAGE AND DISTRIBUTION) AND E/B8 (TRADE COUNTER). FULL PLANNING PERMISSION FOR THE ACCESS AND INTERNAL ROAD, LANDSCAPING AND PLOTS 7 AND 8 (UP TO 2861SQM FLOORSPACE). OUTLINE APPLICATION WITH ALL MATTERS RESERVED EXCEPT MEANS OF ACCESS FOR PLOTS 1 - 6 (UP TO 10,486SQM FLOOR SPACE).

**Location: LAND NORTH OF STOCKS BRIDGE WAY COMPASS
POINT BUSINESS PARK ST IVES**

Applicant: MS VANESSA POMEROY (BARNACK ESTATES UK LTD)

Grid Ref: 532309 272493

Date of Registration: 1st OCTOBER 2024

**Parish: 142 – HOLYWELL-CUM-NEEDINGWORTH
156 – ST IVES**

RECOMMENDATION – APPROVE

This application is referred to the Development Management Committee (DMC) as the recommendations of Needingworth Parish Council and St Ives Town Council are contrary to the officer recommendation.

1. DESCRIPTION OF SITE AND APPLICATION

Site and Surroundings

- 1.1 The application site comprises approximately 5.2 hectares of agricultural land forming part of Gifford's Farm, located on the north-eastern edge of St Ives within the parish of Holywell-cum-Needingworth. A section of the red line boundary on Somersham Road falls within the St Ives Town Council boundary. The site is open and undeveloped, with vegetation marking its boundaries. Parson's Drive Drain runs along the western boundary adjacent Somersham Road.

- 1.2 To the west of the site is the Somersham Road Industrial Area, which contains a range of commercial and industrial premises and is designated as an Established Employment Area (EEA) under Policy LP18 of the Local Plan. Immediately to the south is Compass Point Business Park, which contains a range large purpose-built office buildings which is also an EEA under Policy LP18. There are agricultural fields to the immediate north and east of the site, with Gifford's Farm buildings situated further east.
- 1.3 The western boundary and northern parts of the site fall within Flood Zone 2 and 3 on the Environment Agency's Flood Maps for Planning. The western boundary is also shown as being in Flood Zone 3a in Huntingdonshire's Strategic Flood Risk Assessment (2024). The majority of the site is at low risk of fluvial and surface water flood risk.
- 1.4 The site falls within the St Ives Spatial Planning Area under Policy LP7 of the Local Plan. The application site and an additional section of land to the northeast is allocated under Policy SI3 in the adopted Local Plan for employment development to comprise any class 'B' uses except 'B1a' offices and 'B8' storage and distribution.

Proposed development

- 1.5 The application seeks permission for up to 13,350 sqm floorspace in Use Classes E(g)(i) Office, E(g)(ii) Research and Development, E(g)(iii) Light Industrial, B2 (General Industrial), B8 (Storage and Distribution) and E/B8 (Trade Counter).
- 1.6 This is a hybrid planning application seeking:
- Full planning permission for the access and internal road, landscaping (for Plot 7 and 8 only) and Plots 7 and 8 (up to 2861sqm floorspace)
 - Outline permission with all matters reserved except means of access for Plots 1 - 6 (up to 10,486sqm floor space)
- 1.7 Planning permission has previously been granted (reference 20/00405/OUT) for outline planning application with all matters reserved except for access for the provision of up to 8,400 sq.m (Gross External Area) of B1 (Research + Development and Light Industry) and or B2 (General Industrial) floorspace. This was consistent with Local Plan Allocation SI3. This permission is still extant and is a material planning consideration in the determination of this application.
- 1.8 The application is supported by the following documents:
- Planning, Design & Access Statement
 - Transport Assessment
 - Arboricultural Assessment
 - Ecological Appraisal

- Biodiversity Net Gain Assessment
- Landscape Strategy
- Noise Assessment
- Flood Risk Assessment and
- Drainage Management Schedule
- Air Quality Assessment

1.9 Amendments have been received during consideration of this application, which have been consulted upon accordingly.

2. NATIONAL GUIDANCE

2.1 The National Planning Policy Framework (NPPF December 2024) sets out the three objectives - economic, social and environmental - of the planning system to contribute to the achievement of sustainable development. The NPPF 2024 at paragraph 10 provides as follows: 'So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development (paragraph 11).'

2.2 The NPPF 2024 sets out the Government's planning policies for (amongst other things):

- building a strong, competitive economy;
- achieving well-designed, beautiful and safe places;
- conserving and enhancing the natural, built and historic environment

2.3 Planning Practice Guidance and the National Design Guide 2021 are also relevant and material considerations.

For full details visit the government website [National Guidance](#)

3. PLANNING POLICIES

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

- LP1: Amount of development
- LP2: Strategy for Development
- LP4: Contributing to Infrastructure Delivery
- LP5: Flood Risk
- LP6: Waste Water Management
- LP7: Spatial Planning Areas
- 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

- LP36: Air Quality
 - LP37: Ground Contamination and Groundwater Pollution
 - SI3: Giffords Farm, St Ives
- 3.2 Supplementary Planning Documents (SPD) and Guidance:
- Huntingdonshire Design Guide Supplementary Planning Document (2017)
 - Developer Contributions SPD (2011)
 - Huntingdonshire Landscape and Townscape SPD (2022)
 - Huntingdonshire Strategic Flood Risk Assessment (2024)
 - Cambridgeshire Flood and Water SPD (2017)
 - Cambridgeshire and Peterborough Minerals and Waste Local Plan (2021)

For full details visit the government website [Local policies](#)

4. PLANNING HISTORY

- 4.1 20/00405/OUT - Outline planning application with all matters reserved except for access for the provision of up to 8,400 sq.m (Gross External Area) of B1 (Research + Development and Light Industry) and or B2 (General Industrial) floorspace – Delegated approval 24.06.2022

5. CONSULTATIONS

Initial consultation October 2024

- 5.1 Needingworth Parish Council – Objects on the following grounds:
- Aware the site is in the St Ives Spatial Planning Area
 - The site is in the countryside and on land classified as grade 3 which has been regularly farmed
 - Note the report that states flood mitigation will take place however remain unconvinced that these measures are sufficient to deal with flooding in this area which in recent times has proven to be extensive affecting not just the land but areas surrounding the site
 - Infrastructure already under extreme pressure
 - Insufficient parking to accommodate workforce and visitors
 - Additional traffic to/from the site will make bottleneck at this location worse
- 5.2 St Ives Town Council – Objects on the following grounds:
- Acknowledge the site is allocated under Local Plan Policy SI3 and there is an existing outline permission, however the now proposed office and storage and distribution uses conflict with Policy SL3 and a 59% increase in floor area over the existing planning permission.
 - New jobs and economic development will benefit the town
 - Surface water flood risk concern

- Insufficient information in relation to additional HGV and vehicle trips from proposed use and floor area
 - The town already has a congestion issue in peak periods
 - Fails to address the Town Council's previous concerns raised on previous application in relation to off-site highway improvements (bus stops, improved footpaths and crossing point)
- 5.3 HDC Environmental Health - Object to the proposals on the ground of insufficient information regarding the potential impact on air quality. Recommend conditions in relation to noise, lighting and construction.
- 5.4 HDC Urban Design – This application should be accompanied by an Outline Parameter Plan to establish site development principles including, structural landscaping areas / widths, attenuation areas, location of access / loop roads, key frontages, building heights, key views, arrival gateway area, corner turning buildings, parking principles and materials colour palette.
The Full element of the proposal for the Estate Road and plots 7 and 8 require amending to ensure high quality frontages and corner turning units as well as soft landscaping and site connectivity.
- 5.5 HDC Landscape Officer – Recommendations in relation to landscape buffer zones, attenuation ponds, LVIA and separation between buildings and footpaths for landscaping.
- 5.6 Local Lead Flood Authority – Objection due to gradient of attenuation basin.
- 5.7 CCC Transport Assessment Team – Insufficient information to properly determine the highway impact of the proposed development.
- 5.8 CCC Highways – Further information is required by the Transport Assessment Team before a full assessment can be made. Highways officers request that this information be submitted prior to providing further comment.
- 5.9 Active Travel England – Deferral. ATE is not in a position to support this application and requests further assessment, evidence revisions and/or dialogue as out in the detailed response.
- 5.10 Environment Agency – Object on flood risk grounds. Deficiencies in submitted flood risk assessment need to be addressed.
- 5.11 Anglian Water – no objection subject to condition. Anglian Water rising main sewer crosses the development site and may be affected by the proposed development.

- 5.12 Cambridgeshire Constabulary – Note the absence of a crime prevention section in the DAS and recommended early consideration of “Secured by Design” principles. The layout is generally acceptable in terms of crime prevention and fear of crime.

Reconsultation November/December 2024

- 5.13 HDC Economic Development – Support. The proposed development aligns with key objectives of the Huntingdonshire Economic Growth Strategy, which emphasises fostering economic prosperity, supporting local businesses, and creating high-quality employment opportunities.
- 5.14 Local Lead Flood Authority – No objection in principle subject to conditions. The documents demonstrate that surface water from the proposed development can be managed through the use of a series of lagoons and swales. Outfall one will be limited via flow control to 4l/s and outfall two via pump at 14.5l/s. Both outfalls discharge into the existing watercourse. The applicant also has provided flood compensation areas and a detailed maintenance strategy outline maintenance practices, frequency and adoption details of all surface water features.
- 5.16 CCC Transport Assessment Team – The existing footway on Somersham Road is substandard and not suitable to serve a new development of this size. It is noted the applicant proposed to widen the footway, but not to a consistent 3m width. There appears to be plenty of highway land available to deliver a 3m wide shared surface all the way south to meet the A1123. There is an existing cycleway on the southern side of the A1123. There are no cycle facilities within the vicinity of the site and Somersham Road is subject to a 40mph speed limit. This is not conducive to cycling. The applicant is not proposing any cycling facilities within the site. It's disappointing that it is not possible to provide a NMU connection into the Compass Point Business Park. The Highway Authority does not believe the proposals comply with national or local policy on sustainability and would lead to being reliant on the private motor vehicle. Recommend conditions for 3m wide foot/cycleway and travel plan if the LPA were minded to grant permission.
- 5.17 Environment Agency – No objection subject to condition. The development shall be carried out in accordance with the submitted flood risk assessment including mitigation measures.

Reconsultation March 2025

- 5.18 Needingworth Parish Council – Object. The Parish Council do not consider that its original objections have been dealt with and satisfactorily remedied. The letter from ATE dated 25th February

2025 supports the Parish Council concerns as well as raising further issues.

- 5.19 St Ives Town Council – Objection on the grounds that previous comments have not been addressed and potential connections north of the entrance and through the industrial estate are being overlooked.
- 5.20 HDC Environmental Health – Further clarification on air quality. Condition recommended to secure CEMP.
- 5.21 HDC Urban Design – Amendments still required to Parameter Plan and full element of the proposal.
- 5.22 HDC Economic Development – Support.
- 5.23 CCC Highways – Request detailed dimensions plans of what can be/is proposed for improvement along Somersham Road along with the highway boundary plans so this can be assessed in detail and conditioned accordingly.
- 5.24 Local Lead Flood Authority – Position remains supportive of the development subject to the imposition of the previously suggested conditions.
- 5.25 Anglian Water – no objection subject to strategic water resources strategy.
- 5.26 Active Travel England – Deferral. ATE is not in a position to support this application and requests further assessment, evidence revisions and/or dialogue as out in the detailed response.
- 5.27 Cambridgeshire Fire & Rescue Service – No objection subject to condition securing fire hydrants.

Reconsultation July/August/September 2025

- 5.28 HDC Environmental Health – Concur with the findings in the submitted Air Quality Assessment. No objection subject to conditions previously recommended.
- 5.29 HDC Landscape Officer – Recommendations remain outstanding.
Officer note: The applicant has submitted amendments to respond to the Landscape Officer's comments. No further comments have been received from the Landscape Officer however it is considered that the outstanding matters can be addressed by way of condition.
- 5.30 HDC Urban Design – Minor amendments recommended to parameter plan. Conditions recommended to secure details of

the substation, materials, external lighting, signage, alternative crossing point, alternative soft landscaping details, alternative elevations for units 4 and 7 and details of cycle parking on Plot 7 and 8.

- 5.31 HDC Ecology Officer - Objection. Based on the submitted information, the approach to protected species, biodiversity net gain, and the mitigation and enhancement measures, are unacceptable.

Officer note: The applicant has submitted a response to the Ecology Officer and an amended BNG metric. No further comments have been received from the Ecology Officer however it is considered that the outstanding matters can be addressed by way of condition.

- 5.32 CCC Highways – No objection subject to conditions. The updated drawings indicating the proposed widening works to the footway on Somersham Road widen the existing footway (where possible) to the fullest extent of the adopted highway. However, any information that the searches team were asked to assess the location as to the accuracy of the highway boundary, and the improvements can therefore only be indicative. That said the proposed widening to the existing pedestrian network in the area would be an improvement over the existing. Given that the site already has approval for a similar site with the same access configuration, further improvements would be unreasonable to request.

- 5.33 Active Travel England – No further comments to make at this stage and would refer the applicant to ATE's previous response. Officer note: Previous response welcomed the proposed 3m footway but maintained concerns over limited active travel infrastructure. They request stronger cycle and pedestrian connectivity, more ambitious mode shift targets, and improvements to off-site routes, including Somersham Road and the A1123 roundabout. ATE also seeks better site permeability, secure cycle parking, and trip-end facilities, with details secured by condition.

6. REPRESENTATIONS

- 6.1 Consultation letters were sent to 53 addresses and the application was publicised by site notice and a press notice in Hunts Post.
- 6.2 4 representations received from 3 addresses in objection raising the following matters:
- Existing area is over-crowded
 - Existing issues with traffic congestion
 - Recent development in the area has contributed to traffic issues
 - Flooding issues

- Poor maintenance of Parsons Brook
 - Surface water storage design is unlikely to compensate for the loss of water storage the site presently provides
- 6.3 Campaign to Protect Rural England (Cambridgeshire and Peterborough) – Object on the following grounds:
- No established need for development
 - Huntingdon and Alconbury Weald have substantial amounts of commercial space for rent with better transport links and all developed on brownfield sites
 - Additional traffic concerns
 - Flooding issues
 - Foul drainage issues
 - No solar panels proposed
 - Green land should be protected

7. ASSESSMENT

- 7.1 When determining planning applications, it is necessary to establish what weight should be given to each plan's policies in order to come to a decision. The following legislation, government policy and guidance outline how this should be done.
- 7.2 As set out within the Planning and Compulsory Purchase Act 2004 (Section 38(6)) and the Town and Country Planning Act 1990 (Section 70(2)) in dealing with planning applications the Local Planning Authority shall have regard to have provisions of the development plan, so far as material to the application, and to any other material considerations. This is reiterated within the NPPF (2024). The development plan is defined in Section 38(3)(b) of the 2004 Act as "the development plan documents (taken as a whole) that have been adopted or approved in that area".
- 7.3 In Huntingdonshire the Development Plan (relevant to this applications) consists of:
- Huntingdonshire's Local Plan to 2036 (2019)
 - Cambridgeshire & Peterborough Minerals and Waste Local Plan (2021)
- 7.4 St Ives Town Council consulted on a draft neighbourhood plan from 15 October 2023 to 1 December 2023. The draft neighbourhood plan has yet to proceed to examination or referendum and consequently can be attributed very little weight in the determination of this application.
- 7.5 The statutory term 'material considerations' has been broadly construed to include any consideration relevant in the circumstances which bears on the use or development of the land: *Cala Homes (South) Ltd v Secretary of State for*

Communities and Local Government & Anor [2011] EWHC 97 (Admin); [2011] 1 P. & C.R. 22, per Lindblom J. Whilst accepting that the NPPF does not change the statutory status of the Development Plan, paragraph 2 confirms that it is a material consideration and significant weight is given to this in determining applications.

- 7.6 The main issues to consider in the determination of this application are:
- Principle of development
 - Flood Risk and Drainage
 - Design and Visual Amenity
 - Residential Amenity
 - Highway Safety, Access and Parking
 - Biodiversity and Ecology
 - Trees and Hedgerows
 - Other matters

Principle of development

- 7.7 Policy LP1 of the Local Plan sets out the target of approximately 14, 400 additional jobs during the plan period and Policy LP2 states that the majority of employment growth will be focused in the spatial planning areas (SPA). The application site is situated within the St Ives SPA under Policy LP7 of the Local Plan which sets out the types of development which are supported within SPAs on unallocated sites.
- 7.8 The application site is allocated for employment development under Policy SI3 which states:
“5.6ha of land at Giffords Farm, east of Somersham Road (B1040) is allocated for employment development to comprise any class 'B' uses except 'B1a' offices and 'B8' storage and distribution. Successful development of the site will require:
a. detailed flood risk assessment and flood mitigation works as appropriate
b. suitable access”
- 7.9 Subject to criteria a. and b. which will be addressed in later sections of this report, the proposed development would largely be in accordance with the allocation in that it proposes employment uses falling within Use Class B. However, the application does also seek permission for office (Use Class E(g)(i), formerly B1a), storage and distribution uses (Use Class B8) and Trade Counter (Use Class E/B8) contrary to Policy Allocation SI3.
- 7.10 The explanatory text to Policy Allocation SI3 at paragraph 11.15 states:
“Land and buildings available for employment uses other than offices (B1a use) in and around St Ives are currently limited. Storage and distribution uses are considered to be well provided

for in other locations that are more accessible to the strategic road network. This site is therefore allocated for employment uses other than offices and storage and distribution.”

- 7.11 Although the Local Plan was adopted in May 2019, the evidence base underpinning it is older, with the employment land strategy derived from the Huntingdonshire Employment Land Study (2014). An updated Economic and Employment Needs Assessment (June 2025) has been commissioned by HDC to provide a comprehensive evidence base to guide planning for employment land and floorspace in Huntingdonshire to inform the Local Plan update to 2046.
- 7.12 In this report, St Ives is identified as one of Huntingdonshire’s key towns with existing office provision; however, the current supply is limited and ageing, and may not meet the requirements of modern businesses. Office demand in St Ives is anticipated to be modest but steady, driven by local SMEs and evolving remote and hybrid working patterns. Although St Ives is not recognised as a strategic logistics hub, the town has potential to accommodate smaller-scale or last-mile distribution activities, particularly if infrastructure and access improvements are realised. The report highlights opportunities for more localised logistics operations rather than large-scale warehousing.
- 7.13 While the assessment does not specifically quantify demand for office (Class E) or storage and distribution (Class B8) uses in St Ives, it suggests that market towns such as St Ives could play a meaningful role in meeting this demand, particularly through the provision of smaller-scale, flexible employment space.
- 7.14 Comments have been received from HDC’s Economic Development team in support of the application, recognising the demand for both office and storage and distribution spaces in St Ives.
- 7.15 The applicant has sought to demonstrate current demand for the proposed office, storage and distribution uses at this location by providing a Marketing Proposal prepared by Eddisons (dated March 2024). This states that the proposed development aims to deliver a mix of uses tailored to the needs of both tenants and owner-occupiers within the local and regional market. The buildings are expected to accommodate a combination of uses rather than being solely designated for B2 (general industrial), B8 (storage and distribution), or E(g)(i) (office use). This flexible approach is likely to appeal to research and development enterprises, laboratory users, and national trade operators. Plots 1–6, which form the outline component of the application, are offered as ‘design and build’ opportunities, enabling occupiers to secure premises that meet their specific operational requirements and layout preferences.

- 7.16 The Planning, Design and Access Statement indicates that office space would typically be incorporated as part of a broader mix of uses within individual buildings, often serving as ancillary accommodation. It is therefore recommended that a planning condition be imposed to prevent any single building from being used exclusively for office purposes. While the inclusion of office use introduces a minor conflict with Policy Allocation SI3, the development does not propose standalone office buildings, which the policy seeks to avoid.
- 7.17 The submitted Planning, Design and Access Statement indicates that an element of B8 accommodation is proposed within the site. This is expected to be incorporated into buildings with mixed uses, such as design, manufacturing, and administrative functions.
- 7.18 According to paragraph 11.15 of the Local Plan, storage and distribution uses are generally well catered for in locations with better access to the strategic road network. Given the size of the plots and the anticipated floor space within each, the development is likely to attract local and regional businesses rather than compete with strategic sites such as Alconbury or those along the A1/A14 corridor. To ensure the development does not accommodate large-scale distribution operations, it is recommended that a condition be imposed to limit the maximum amount of storage/distribution space within any individual unit to 50,000 square feet (4,645 sqm).
- 7.19 In summary, it is considered that appropriate conditions could be applied to ensure that future buildings are not used solely for office or storage and distribution purposes, with any B8 use restricted in scale. While there is some conflict with Policy Allocation SI3, given that the proposed uses include those that are otherwise precluded, it is considered that the site's location, directly adjacent to two established employment areas, makes it suitable for such development. Furthermore, it would contribute to the delivery of additional employment opportunities during the Local Plan period, in line with Policy LP1.

Flood Risk and Drainage

- 7.20 Policy LP5 of the Local Plan sets out that a proposal will only be supported where all forms of flood risk have been addressed. Furthermore, Policies LP6 and LP15 set out the Council's approach to wastewater and surface water management.
- 7.21 Policy Allocation SI3 part a) requires a detailed flood risk assessment and flood mitigation works as appropriate. The guidance for the allocation at paragraph 11.17 of the Local Plan states:
"SFRA modelling shows that a small part along the western edge of this site is considered to be at risk of flooding, being within

either flood zone 2 or flood zone 3a. The extent of flood risk will need to be established through a detailed flood risk assessment, and development will need to address any risk through incorporation of suitable flood protection/ mitigation measures, including ensuring that development does not increase flood risk off-site. In particular, a sequential approach will need to be taken to the arrangement of development within this site."

- 7.22 Comments and representations received from the Parish and Town Councils and neighbours regarding flooding are acknowledged and addressed within this section of the report.
- 7.23 The application is supported by a Flood Risk Assessment (FRA) including a flood evacuation plan and proposed drainage strategy.
- 7.24 The majority of the site is within Flood Zone 1 as is therefore at low risk of fluvial flooding. However, part of the site access road, parking spaces and internal road within Plot 7 and 8 are located within Flood Zone 2 and Flood Zone 3a, as well as the proposed storage lagoons, wet lagoon and conveyance swale. These areas are also shown at risk of surface water flooding on Huntingdonshire's Strategic Flood Risk Assessment (2024).
- 7.25 Paragraph 175 of the NPPF (2024) states:
"The sequential test should be used in areas known to be at risk now or in the future from any form of flooding, except in 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)."
- 7.26 Paragraph 27 of the Planning Practice Guidance states:
"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."
- 7.27 Paragraph 180 of the NPPF (2024) states that where planning applications come forward on sites allocated in the development plan through the sequential test, applicants need not apply the sequential test again.
- 7.28 It is a material consideration that there is an extant permission on the site (reference 20/00405/OUT).

- 7.29 For those areas of the site within Flood Zones 2 and 3a, the FRA identifies the maximum flood level as 7.700m AOD. The lowest point of the site is approximately 6.7m AOD, resulting in a potential flood depth of up to 1,000mm. To mitigate this, the FRA proposes raising the access road, buildings, and two storage lagoons above the maximum flood level. Floodplain compensation is proposed for these elements to ensure no net loss of floodplain storage.
- 7.30 The conveyance swale and wet lagoon are considered acceptable within the floodplain and do not require elevation, as they are designed to operate within the natural floodplain dynamics and will not impede water flow or store floodwater.
- 7.31 While the detailed layout of Plots 1–6 is not yet known, the submitted Parameter Plan confirms that areas within these plots at risk of flooding will be limited to external surfaces and soft landscaping. All buildings would be located sequentially within areas designated as Flood Zone 1.
- 7.32 The Environment Agency has confirmed that the proposed development would meet the NPPF's requirements in relation to flood risk if a planning condition is imposed ensuring the development is carried out in accordance with the submitted FRA and the following mitigation measures it details:
- Finished floor levels shall be set no lower than 7.85 metres above Ordnance Datum (AOD)
 - Compensatory storage shall be provided as shown in drawings 23107-133 (Rev P01 dated 12/24) and 23107-134 (Rev P01 dated 12/24) to compensate for raising the attenuation areas, access road, parking spaces and driveways.
- 7.33 Paragraph 181(e) of the National Planning Policy Framework (NPPF, 2024) requires that development proposals demonstrate the inclusion of safe access and escape routes, where appropriate, as part of an agreed emergency plan. In line with this requirement, the submitted FRA identifies that safe refuge would be available via the site's access road, which is proposed to be elevated above the maximum predicted flood level. Additionally, parking areas and internal roads located within Flood Zone 3a are also proposed to be raised above the maximum flood level, thereby supporting safe movement and access during a flood event.
- 7.34 In terms of surface water flood risk, the SFRA (2024) indicates that areas to the north of the site and along the western boundary are at higher risk. The proposed lagoons and conveyance swale are located within these higher-risk areas, and no buildings are proposed in these locations.

- 7.35 The Local Lead Flood Authority has raised no objection in principle subject to conditions requiring the detailed design of the surface water drainage, drainage measures during construction and checking of completed drainage scheme. The documents demonstrate that surface water from the proposed development can be managed through the use of a series of lagoons and swales. Outfall one will be limited via flow control to 4l/s and outfall two via pump at 14.5l/s. Both outfalls discharge into the existing watercourse. The applicant also has provided flood compensation areas and a detailed maintenance strategy outline maintenance practices, frequency and adoption details of all surface water features. A further condition is recommended to ensure compliance with the drainage strategy.
- 7.36 In summary, the site is allocated in the development plan through Policy SI3, which has already undergone the sequential test process at plan making stage. In accordance with paragraph 180 of the NPPF (2024), the sequential test does not need to be reapplied for planning applications on allocated sites. Furthermore, the submitted FRA demonstrates that built development, including access routes and attenuation features, will be located and designed to avoid areas at highest flood risk, with appropriate mitigation measures in place. The proposed layout ensures that buildings are situated within Flood Zone 1 and in areas at low risk of surface water flooding. Areas within Flood Zones 2 and 3 are limited to infrastructure and landscaping elements that are either raised above the maximum flood level or designed to operate within the floodplain.
- 7.37 With the above, the proposed development is considered to satisfy the requirements of the NPPF and Local Plan policies LP5, LP6 and LP15 in relation to flood risk subject to the recommended conditions.

Design and Visual Amenity

- 7.38 Policies LP11 and LP12 of the Huntingdonshire Local Plan to 2036 state 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. Furthermore, the Huntingdonshire Design Guide SPD (2017) contains place making principles for 'big box' buildings (this is a general term for any development incorporating office, industrial, retail or warehouses).
- 7.39 The site is located within the Central Claylands Landscape Character as identified within the Huntingdonshire Landscape and Townscape SPD 2022 Chapter 7 St Ives SPA. Compass Point Business Park to the south is within Compass Point and Parsons Green character Area, with the employment area to the

west of Somersham Road within the Somersham Road Industrial Estate character area.

- 7.40 The proposed development comprises up to 13,350 sqm of new business accommodation, with proposed access from Somersham Road, internal estate road with roundabout and proposed structural landscape buffer zones. This hybrid application is submitted in both outline (except for access) for Plots 1 – 6 and in full for the main access, internal estate road, landscaping and Plots 7 and 8. This section will address each element of the application separately.

Full Element (Access, Internal Road, Plot 7 and 8 including Landscaping)

- 7.41 The application seeks full planning permission for the access, internal road, landscaping and Plots 7 and 8 (up to 2861sqm floorspace) shown on the 'Site Plan As Proposed'.
- 7.42 Vehicular access is proposed from Somersham Road with a new 3-metre-wide pedestrian foot and cycle path into the site on the southern side of the junction and along the southern side of the internal estate road. A 3-metre-wide landscape strip is proposed between the foot/cycle path and the plots containing a native hedge and trees which overcomes concerns raised by the Landscape Officer. On the northern side of the internal estate road, there is a 5.5-metre-wide combined landscape and drainage zone containing swales, native hedge planting and trees. It is considered that the proposed entrance and estate road would provide an attractive landscaped entrance to the site. A condition is recommended to require details of lighting along the estate road as the relationship with proposed trees needs to be carefully considered.
- 7.43 Following amendments taking on board comments from the Urban Design Officer, Plot 7 and 8 have been amalgamated to a single plot 7 with looped access road which is supported and it is recommended that future development plots should follow this principle. Plot 7 generally forms an outward facing development with landscaped car park fronting onto the landscape/drainage zone adjacent to Somersham Road. The amendments also enhance the proposed soft landscaping helping to mitigate the visual impact of car parking. The Urban Design Officer has requested two crossing points and extended pavement between Units 6 and 7 and Units 12 and 13 to ensure safe pedestrian movement within the plot and it is recommended that this is secured by way of condition.
- 7.44 The proposed units are two storey in scale with a contemporary appearance created through a simple material cladding palette and material panels framing doors and roller shutters. The colour palette is of various shades of grey cladding and black

trims/windows/doors. This colour palette is acceptable for this part of development fronting Somersham Road where a range of grey shades of cladding is used in the existing street scene.

- 7.45 Policy LP12 j) requires non-residential uses meet Building Research Establishment Environmental Assessment Method (BREEAM) standards (or successor or equivalent standards) 'Good' as a minimum. A condition is recommended to ensure that the proposed buildings within Plot 7 and 8 meet this requirement.
- 7.46 Subject to conditions requiring details of the substation, hard landscaping, external levels, lighting, cycle parking and signage, the proposed siting, scale and design of the buildings and layout of Plot 7/8 is acceptable and accords with the Design Guide SPD (2017) and Policies LP11 and LP12 of the Local Plan.

Outline Element (Plots 1 – 6)

- 7.47 The application seeks outline planning permission with all matters reserved except for the means of access to Plots 1–6, which comprise up to 10,486 sqm of floorspace. A detailed Parameter Plan has been submitted to guide future reserved matters applications relating to layout, scale, appearance, and landscaping within these plots. The Parameter Plan defines developable areas, the widths of structural landscaping zones, key frontages, indicative corner-turning buildings, building heights, and a key view corridor. Its purpose is to ensure that any future developer or end user brings forward proposals in accordance with these established parameters, thereby supporting a comprehensive and cohesive approach to the wider development and delivering high-quality placemaking.
- 7.48 The submitted Parameter Plan proposes building heights of up to 10 metres on the southern side of the internal estate road, and up to 8 metres on the northern side, providing a softer transition adjacent to the countryside edge. A street scene elevation section has been provided, illustrating the relationship between the proposed development and the existing built form at the north-western end of Compass Business Park. The office buildings in this part of the Business Park are two storeys in height, featuring hipped roofs with ridge heights of approximately 10.4m and 11.6m respectively. These buildings are set within a robust landscape buffer along Somersham Road and to the north, adjacent to the current application site. The proposed height limit of up to 10 metres is therefore considered to be in keeping with the established character of development to the south.
- 7.49 To reduce visual prominence and ensure a sympathetic relationship with the surrounding landscape, future development along the northern and eastern boundaries is recommended to incorporate a palette of dark and light green, as well as brown-

toned cladding panels. This approach would complement the structural landscaping and enhance the integration of the business park with its rural setting. It is therefore recommended that a colour study is conditioned to be submitted as part of any future reserved matters applications for Plots 1–4.

- 7.50 Key frontages proposed along estate road is supported by the Urban Design Officer as this ensures that parking and servicing would not dominate the primary frontage of the plot in accordance with the Design Guide SPD (2017). Detailed proposals for access to Plots 1–6 from the internal estate road are included within this application. These access points would facilitate the creation of future cul-de-sac development parcels. It is noted that a loop road arrangement, as proposed for Plots 7 and 8, would be preferable for future phases, allowing direct access from a secondary road and enabling generous soft landscaping to mitigate visual impact and respond positively to the character of surrounding business parks. Furthermore, any future reserved matters application should provide details of the location and height for any external storage including plant, equipment, materials and products.
- 7.51 Following amendments made in response to detailed feedback from the Urban Design Officer, the submitted Parameter Plan is considered to establish clear and robust development principles. These principles will support the delivery of a high-quality, well-designed scheme that integrates effectively with surrounding buildings, site topography, and the landscape.
- 7.52 Policy LP12 j) requires non-residential uses meet Building Research Establishment Environmental Assessment Method (BREEAM) standards (or successor or equivalent standards) 'Good' as a minimum. A condition is recommended to ensure that any buildings on Plots 1 – 6 meet this requirement.
- 7.53 Subject to the conditions recommended within this report, the proposal is considered to accord with the Design Guide SPD (2017) and Policies LP11 and LP12 of the Local Plan.

Outline Element (Landscape Zones)

- 7.54 The application is accompanied by a comprehensive Landscape Strategy which includes approximately 3.9 acres of soft landscaping which equates to around 30% of the total site area. While a detailed planting plan has been submitted, a subsequent reserved matters application would be required to fully assess the landscaping proposals in detail. The Landscape Strategy is considered acceptable in principle, however any future reserved matters submission should take into account the comments provided by HDC's Urban Design and Landscape Officers.

- 7.55 The northern and western edges of the site are proposed to contain a series of drainage features, structural/soft landscaping and amenity space for occupiers and visitors to the site.
- 7.56 To the south, the site adjoins the existing landscape buffer located along the northern edge of Compass Business Park. A 3.8-metre-wide landscape buffer is proposed along this southern boundary. However, the Landscape Officer has recommended a minimum 5-metre buffer zone to support the maturation of trees and to provide a habitat corridor, aligning with the Ecology Officer's recommendations. Furthermore, the detailed Landscape Strategy (drawing no. PP01 Rev 05) indicates that the southern landscape zone currently comprises only a grassland mix, with no trees or hedgerow planting. Accordingly, a condition is proposed on the outline element of the permission to ensure a minimum 5-metre separation between the rear of the units and the site boundary (including the 3.8 metre buffer currently shown) and the planting plan should include tree and hedgerow planting where possible.
- 7.57 The amended Parameter Plan F14 identifies a 12-metre-wide landscape buffer along the eastern boundary, designed to provide effective visual screening of the development. This corridor will enhance landscape character and biodiversity connectivity, and is consistent with the width of the eastern boundary of Compass Business Park to the south. the Landscape Strategy shows the eastern buffer containing only a single row of trees, with the hedgerow not connecting to Compass Business Park. This results in a weak interface with the adjacent countryside and thereforeAny future reserved matters should seek to enhance this proposed landscape buffer.
- 7.58 To ensure the long-term quality and maintenance of the landscaping across the development, it is recommended that a condition be imposed requiring the submission and approval of a Landscape and Ecological Management Plan (LEMP). This should apply to both the full and outline elements of the permission. The Plan should set out design objectives, management responsibilities, and maintenance schedules for all landscaped areas, including public open spaces, buffer planting, and ecological features.
- 7.59 Subject to the recommended conditions and any future landscaping reserved matters addressing the comments from HDC's Urban Design and Landscape Officers, the proposed development is considered to comply with Policies LP11, LP12, LP30 of the Local Plan and the NPPF 2024.

Residential Amenity

- 7.60 Policy LP14 of the Local Plan states that 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.

- 7.61 The surrounding land uses are predominantly industrial and commercial, particularly to the west and south of the site. A nursery and pre-school is located approximately 50 metres to the south. The nearest residential properties are situated to the east, near Gifford's Farm (approximately 250 metres away), and to the southwest, beyond the roundabout at the junction of Somersham Road and the A1123.
- 7.62 A Noise Impact Assessment (NIA), titled Environmental Noise Assessment for a Proposed Industrial/Commercial Development off Somersham Road, St Ives and dated June 2024, has been submitted. The Environmental Health Officer at HDC has reviewed the report and agrees with its findings. A condition is recommended to ensure compliance with the recommendations contained in the report. Furthermore, a condition is recommended to ensure that external plant is not installed at any premises until details have first been approved by the Local Planning Authority.
- 7.63 With regard to external lighting and amenity, HDC's Environmental Health Officer has raised no concerns in relation to the detailed lighting design submitted for Plots 7 and 8. However, a condition is recommended requiring a detailed lighting scheme and accompanying report to be submitted as part of any reserved matters application for layout on Plots 1 to 6.
- 7.64 The application is supported by an Air Quality Assessment prepared by NoiseAir Limited, dated 9 May 2025. Following detailed review and advice from HDC's Air Quality Specialist, it is considered that the slight exceedance of the Stage 2 IAQM and EPUK criteria is negligible and it is not considered that a more detailed investigation is warranted. Air quality is therefore unlikely to result in a significant adverse impact on future occupiers of the development.
- 7.65 It is recommended that a condition be imposed to obtain Construction Environmental Management Plan (CEMP) to ensure that potential environmental impacts during the construction phase are properly managed and mitigated.
- 7.66 Subject to the recommended conditions, the proposal is considered to comply with Policy LP14 of the Local Plan. The development is expected to provide a high standard of amenity for future occupiers and users, while safeguarding the amenity of neighbouring land and buildings.

Highway Safety, Access and Parking

- 7.67 Policy LP16 of the Local Plan looks to ensure that developers fully consider how the opportunities and impacts of the range of travel and transport modes are addressed in their proposals. Policy LP17 of the Local Plan sets out that a proposal will be supported where it incorporates appropriate space for vehicle movements, facilitates accessibility for service and emergency vehicles and incorporates adequate parking for vehicles and cycles. Allocation Policy SI3 part b) states that successful development of the site will require suitable access.
- 7.68 Concerns raised by the Parish and Town Councils and neighbours in relation to existing and potential traffic issues are noted and addressed within this section of the report.
- 7.69 The application is supported by a Transport Assessment produced by Stantec dated September 2024 and a Technical Response to CCC Highways comments dated 12 December 2024.
- 7.70 The previous approval (reference 20/00405/OUT) is still extant and is a material consideration for the assessment of transport impacts of this application. The proposed development represents an increase in operational land use from the previously approved 8,400 sqm of employment floor area to up to 13,350 sqm of employment floor area. As this is a hybrid application, the use and scale of the buildings within the majority of the site are yet to be determined. In future reserved matters applications, these will be determined by the demand for accommodation from the market. The Transport Assessment has been carried out using two scenarios: Option A represents a mix which would generate a higher number of cars, whereas Option B represents an option which would generate a greater number of HGVs. The proposed development would result in an increase in vehicular trip generation of 10 trips during the AM peak hour and 32 during the PM peak hour and this increase is considered negligible in terms of traffic impacts. The Transport Assessment Team at Cambridgeshire County Council have raised no objection to the conclusions of the Transport Assessment in terms of vehicle traffic impacts in either development scenario.
- 7.71 Financial contributions towards junction signal upgrades were secured through the Section 106 agreement associated with the previous approval (reference 20/00405/OUT), following advice from the Transport Assessment Team. For the current application, the team has not advised that such contributions are necessary as the works to the signals have already been undertaken.

Access

- 7.72 Vehicular access to the site is proposed via a new priority junction located on Somersham Road, similar to the access

arrangements approved for application reference 20/00405/OUT. Pedestrian and cycle access is proposed from Somersham Road via 3-metre-wide foot/cycle way linking into the site alongside the proposed vehicle access. This 3-metre-wide foot/cycle way would run the length of the internal estate road. Following amendments to the scheme to improve pedestrian and cyclist access, the Highway Authority has raised no objection, subject to conditions securing the detailed design and specification of the access, as well as ensuring appropriate visibility splays and that the roads and foot/cycle paths are constructed to a suitable standard prior to first occupation of the development.

- 7.73 The amended Parameter Plan includes a potential pedestrian and cycle connection to Compass Business Park to the south, via structural landscaping buffer zones along the far eastern edge of the site, which would enhance cross-site connectivity. This responds to comments raised by Active Travel England and HDC's Urban Design Officer. However, this connection would require agreement with the landowner of the adjacent site, which has not yet been obtained but remains a matter of discussion between the applicant and the adjacent land owner. A planning condition is recommended to secure details of the pedestrian and cycle link should it come forward. In the event that the connection is not feasible, a scheme for soft landscaping is required in its place.

Off-site highway improvement works

- 7.74 An uncontrolled pedestrian crossing is proposed across Somersham Road south of the proposed vehicle access. This crossing would include dropped kerbs and tactile paving consistent with the previous approval (reference 20/00405/OUT). This would link the site to the existing footway infrastructure on the western side of Somersham Road.
- 7.75 Comments received from the Transport Assessment Team and the Active Travel Team highlighted concerns regarding the substandard condition of the existing footway on the western side of Somersham Road. It was considered inadequate to support a development of this scale and unsuitable for cycling. In response, the applicant proposes widening works to the footway, extending to the maximum achievable width within the limits of the adopted highway. The footway would be widened to 3 metres where possible, although in some constrained areas a minimum width of 2.3 metres would be provided. The Highways Officer has acknowledged that this represents an improvement over the existing provision. It may be possible to achieve a more consistent width, subject to further assessment during the Section 278 process with the Highway Authority.

Parking

- 7.76 The Transport Assessment sets out that the scheme would generate a requirement for approximately 170 car parking

spaces. However, the level of car and cycle parking would need to be confirmed and considered in detail at the Reserved Matters stage for Plots 1 -6 based on the floorspace and uses proposed for each plot. Policy LP17 of the Local Plan requires a proposal for a new non-residential building over 2,500m² of net internal floorspace to provide dedicated changing and showering facilities for cyclists. Accordingly, a condition is recommended on the outline element of this application for details of such facilities should any building exceed the threshold.

- 7.77 A total of 67 car parking spaces including accessible spaces are proposed for Plots 7 and 8 which is considered sufficient to cater for the size and use of the buildings. The provision of cycle parking for staff within the building is considered acceptable (4 spaces per unit). Cycle parking for visitors is provided in the form of Sheffield stands located at the entrance of the plot and within the car park area.
- 7.78 In summary, the proposed development complies with Local Plan policies LP16 and LP17 relating to transport, access arrangements, and parking provision subject to the conditions recommended above being imposed should permission be granted.

Biodiversity and Ecology

- 7.79 Local Plan Policy LP30 requires proposals to demonstrate that all potential adverse impacts on biodiversity and geodiversity have been investigated; to ensure no net loss in biodiversity; and provide a net gain where possible, through the planned retention, enhancement and creation of habitats and wildlife features, appropriate to the scale, type, and location of development. This mirrors the ecological and environmental policies set out at Section 15 of the NPPF (2024).
- 7.80 The application is supported by an Ecological Appraisal dated September 2024 and a Biodiversity Net Gain Assessment dated September 2024.
- 7.81 The Ecology Officer has raised concerns regarding the interface between proposed development and the existing hedgerow along the southern boundary, specifically in relation to light spill affecting both retained and newly created habitats. Adopting a precautionary approach by assuming bat commuting and foraging activity along boundary features and within woodland habitat, a minimum separation of 5 metres is required between built form and the boundary. The detailed layout for Plot 7 and 8 shows an approximate 5 metre gap between the rear of the buildings and the southern boundary which is acceptable. For the remainder of the plots which are part of the outline element of the application, a condition is recommended to ensure that a 5 metre separation buffer is provided. Furthermore, in order to avoid

unnecessary light-spill onto retained boundary habitats, it is recommended that an ecologically sensitive lighting scheme be conditioned.

7.82 Provided that the mitigation and safeguarding measures set out in the Ecological Appraisal are fully implemented, it is considered that the proposed development would not result in significant harm to any habitats or faunal species of interest. To ensure adherence to these measures, a compliance condition is recommended.

7.83 In accordance with Schedule 7A of the Town and Country Planning Act 1990, as inserted by the Environment Act 2021 and amended by the Levelling Up and Regeneration Act 2023, this development is subject to the mandatory requirement to deliver at least a 10% Biodiversity Net Gain (BNG). The submitted Biodiversity Metric Assessment demonstrates measurable net gains across all habitat types assessed. The following percentage changes have been calculated based on the baseline and post-development scenarios:

- Habitats: Net gain of +1.19 units, representing an 11.54% increase
- Hedgerows: Net gain of +1.47 units, representing a 131.35% increase
- Rivers: Net gain of +0.50 units, representing a 50.32% increase

While 10% BNG is a default condition attached to planning permissions for major developments under the Town and Country Planning Act 1990, for the avoidance of doubt a specific BNG condition is recommended to secure the proposed net gain.

7.84 Additional measures proposed under the scheme including faunal enhancements such as bat roost boxes and bird nest boxes, log piles, hedgehog domes and connectivity features for hedgehogs, will bring forward considerable additional biodiversity net gains that are unable to be reflected within the Statutory Biodiversity Metric. Conditions are recommended for both the outline and full elements of this application to secure details of the proposed biodiversity enhancements.

7.85 Subject to the recommended conditions, the proposed development is considered to comply with Policies LP30 of the Local Plan and the NPPF 2024.

Trees and Hedgerows

7.86 Policy LP31 of the Local Plan states a proposal will be required to demonstrate that the potential for adverse impacts on trees, woodland, hedges and hedgerows has been investigated and where development has any adverse impacts in these regards, that they be minimised as far as possible.

- 7.87 The application is supported by an Arboricultural Report which sets out that there are no trees on site, however there are hedge remnants to the northwest and northeast boundaries and a landscape hedge/buffer along the southern boundary. The report includes an Arboricultural Method Statement which details minor pruning to hedgerow and protective fencing for trees and hedges on the boundary. A condition is recommended to ensure compliance with the Arboricultural Method Statement on Plots 7 and 8. A further condition is recommended to ensure details of tree/hedgerow protection is submitted at reserved matters stage for Plots 1 – 6.
- 7.88 Subject to the recommended conditions, the proposed development is considered to comply with Policy LP31 of the Local Plan.

Developer Contributions

- 7.89 The development may be CIL liable in accordance with the Council's adopted charging schedule; CIL payments will cover footpaths and access, health, community facilities, libraries and lifelong learning and education.

Other matters

Fire hydrants

- 7.90 Cambridgeshire Fire & Rescue Service has raised no objection to the application, subject to a condition securing the provision of fire hydrants. A condition is recommended to obtain details of hydrant locations for both the full and outline elements of the scheme, to ensure installation prior to the occupation of any units. The development is considered to achieve a satisfactory form in the interest of public safety, in accordance with Policy LP12 of the Local Plan.

Community safety

- 7.91 The application has been assessed by Cambridgeshire Constabulary who raise no objections to the development stating that the layout is generally acceptable in terms of crime prevention and fear of crime. It is considered that the proposed development would not impact adversely on the safety and security of the users and the general public and therefore, it is in accordance with Policy LP14 of the Huntingdonshire's Local Plan to 2036.

Water Supply

- 7.92 Anglian Water has advised that it is not legally obliged to supply potable water for non-domestic uses where this could compromise domestic supply. Due to current water stress, non-domestic supply is restricted to 20m³ per building. To ensure this limit is not exceeded, Anglian Water requests a condition requiring a Water Resources Statement to confirm compliance

and explore measures to reduce demand. This is considered a reasonable approach and is recommended accordingly.

Conclusion and Planning Balance

- 7.93 Planning decisions must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (section 70(2) of the Town and Country Planning Act 1990 and section 38[6] of the Planning and Compulsory Purchase Act 2004).
- 7.94 The proposed hybrid application seeks to deliver up to 13,350 sqm of flexible employment floorspace across a range of uses, including office, research and development, light industrial, general industrial, storage and distribution, and trade counter. While the inclusion of office and B8 uses introduces a degree of conflict with Allocation Policy SI3, this is considered acceptable given the site's location adjacent to two established employment areas, new evidence on evolving market demand and premises supply, and the conditions recommended to limit the extent of these uses.
- 7.95 The development would contribute significantly to the delivery of employment opportunities in line with Policy LP1 and the Huntingdonshire Economic Growth Strategy. The buildings are designed to be flexible and adaptable, catering to a range of occupiers and supporting local economic growth. These economic benefits, including job creation, carry substantial weight in the planning balance.
- 7.96 In addition to economic benefits, the proposed development would deliver environmental and social benefits.
- 7.97 The development is capable of achieving measurable net gains across habitats, hedgerows, and river features, exceeding the statutory 10% BNG requirement. Additional biodiversity enhancement measures are also proposed.
- 7.98 A significant proportion of the site is dedicated to soft landscaping, including structural buffer zones, swales, and amenity areas for future occupiers and visitors.
- 7.99 The proposed development includes off-site highway works to upgrade the footpath on the western side of Somersham Road which would enhance pedestrian and cycle infrastructure.
- 7.100 Key issues including flood risk, drainage, transport, design, amenity, ecology, and biodiversity have been addressed through amendments and mitigation measures. Subject to the recommended conditions, the development is considered to comply with the relevant policies of the Local Plan and the National Planning Policy Framework (2024).

- 7.101 On balance, the economic, environmental, and social benefits of the scheme are considered to outweigh the identified conflict with Allocation Policy SI3. The proposal represents sustainable development and is therefore recommended for approval subject to conditions.

8. RECOMMENDATION – APPROVAL subject to conditions to include the following:

Full application

- Time limit
- Approved drawings
- Use and floor space restrictions
- Biodiversity Net Gain
- Landscape maintenance and management
- Materials
- Soft landscaping implementation and compliance in relation to Plot 7 and 8 only
- Soft landscaping details for estate road
- Electric vehicle charging points
- Substation details
- External levels
- Hard landscaping
- Details of solar panels
- Cycle parking
- BREEAM Standards of 'Good' as a minimum
- Landscape and Ecological Management Plan
- Tree protection measures
- Construction and delivery times
- CEMP
- Compliance with Noise Impact Assessment
- Details of external plant/machinery
- Construction of roads, footways and cycleways prior to occupation
- Access width
- Access specification
- Detailed design of access crossing the ditch/watercourse
- Space for vehicle movements
- Temporary facilities
- Visibility splays
- Kerb radius
- Access drainage measures
- Access metalled surface
- Off-site highway improvement works – upgrading of footway on western side of Somersham Road
- Workplace travel plan
- Lighting scheme including 5 metre 'dark corridor' to southern boundary
- Surface water drainage design

- Drainage during construction
- Surface water drainage system completion report
- Compliance with FRA
- Compliance with drainage maintenance strategy
- Compliance with FRA
- Compliance with drainage maintenance strategy
- Fire hydrants
- Water Resources Statement, Plots 7 & 8

Outline application with all matters reserved except means of access

- Reserved matters
- Reserved matters submission and start date
- Use and floor space restrictions
- Approved drawings including location and parameter plan
- Biodiversity Net Gain
- Plots 1-3 RM – material and landscape colour study
- Electric vehicle charging points
- LEMP
- Phased surface water drainage strategy
- Surface water measures during construction
- Surface water drainage system completion report
- Compliance with FRA
- Compliance with drainage maintenance strategy
- Construction and delivery times
- CEMP
- Compliance with Noise Impact Assessment
- Details of external plant/machinery
- External lighting including 5 metre 'dark corridor' to southern boundary
- Tree protection measures
- Finished floor and external levels
- Details of location(s) and height(s) for any external storage
- BREEAM Standards of 'Good' as a minimum
- Workplace travel plan
- Cycle parking/facilities
- Fire hydrants
- Water Resources Statement, Plots 1 - 6

If you would like a translation of this document, a large text version or an audio version, please contact us on 01480 388388 and we will try to accommodate your needs

CONTACT OFFICER:

Enquiries about this report to Lucy Pateman, Senior Planning Officer (Strategic Team) – lucy.pateman@huntingdonshire.gov.uk.

From: [DevelopmentControl](#)
To: [DevelopmentControl](#)
Subject: Comments for Planning Application 24/01802/OUT
Date: 02 April 2025 12:50:06

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 02/04/2025 12:49 PM from Miss Jane Bowd - Needingworth PC.

Application Summary

Address:	Land North Of Stocks Bridge Way Compass Point Business Park St Ives
Proposal:	Hybrid planning application for up to 13,350 sqm floorspace in Use Classes E(g)(i) Office, E(g)(ii) Research and Development, E(g)(iii) Light Industrial, B2 (General Industrial), B8 (Storage and Distribution) and E/B8 (Trade Counter). Full planning permission for the access and internal road, landscaping and Plots 7 and 8 (up to 2861sqm floorspace). Outline application with all matters reserved except means of access for Plots 1 - 6 (up to 10,486sqm floor space).
Case Officer:	Lucy Pateman

[Click for further information](#)

Customer Details

Name:	[REDACTED] Needingworth PC
Email:	[REDACTED]
Address:	Village Hall Overcote Lane Needingworth Cambridgeshire

Comments Details

Commenter Type:	Town or Parish Council
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	The Parish Council do not consider that its original objections have been dealt with and satisfactorily remedied. In fact the letter from ATE dated 25th February 2025 supports the Parish Council concerns as well as raising further issues. Based on this the Council continues to object to this application.

Kind regards

From: DevelopmentControl
Sent: 16 October 2024 10:42
To: DevelopmentControl
Subject: Comments for Planning Application 24/01802/OUT

Categories:

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 16/10/2024 10:42 AM from [REDACTED] - Needingworth PC.

Application Summary

Address: Land North Of Stocks Bridge Way Compass Point Business Park St Ives

Proposal: Hybrid planning application for up to 13,350 sqm floorspace in Use Classes E(g)(i) Office, E(g)(ii) Research and Development, E(g)(iii) Light Industrial, B2 (General Industrial), B8 (Storage and Distribution) and E/B8 (Trade Counter). Full planning permission for the access and internal road, landscaping and Plots 7 and 8 (up to 2861sqm floorspace). Outline application with all matters reserved except means of access for Plots 1 - 6 (up to 10,486sqm floor space).

Case Officer: Lucy Pateman

[Click for further information](#)

Customer Details

Name: [REDACTED] - Needingworth PC

Email: [REDACTED]

Address: Village Hall Overcote Lane Needingworth Cambridgeshire

Comments Details

Commenter Type: Town or Parish Council

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: In objecting to this application Council considered the current Local plan and also the NPPF. Council is aware that the site is in the St. Ives spatial planning area. LP10 Council considers this site to be in the countryside and on land classified as grade 3 which has been regularly farmed. LP 5 Flood risk. Council notes the report that states flood mitigation will take place however

From: DevelopmentControl
Sent: 27 March 2025 14:26
To: DevelopmentControl
Subject: Comments for Planning Application 24/01802/OUT

Categories:

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 27/03/2025 2:25 PM from Mrs Libby White.

Application Summary

Address: Land North Of Stocks Bridge Way Compass Point Business Park St Ives

Proposal: Hybrid planning application for up to 13,350 sqm floorspace in Use Classes E(g)(i) Office, E(g)(ii) Research and Development, E(g)(iii) Light Industrial, B2 (General Industrial), B8 (Storage and Distribution) and E/B8 (Trade Counter). Full planning permission for the access and internal road, landscaping and Plots 7 and 8 (up to 2861sqm floorspace). Outline application with all matters reserved except means of access for Plots 1 - 6 (up to 10,486sqm floor space).

Case Officer: Lucy Pateman

[Click for further information](#)

Customer Details

Name:

Email:

Address: St. Ives Town Hall Market Hill ST. IVES

Comments Details

Commenter Type: Town or Parish Council

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: St Ives Town Council recommends objection to this application on the grounds that their previous comments have not been addressed and potential connections north of the entrance and through the industrial estate are being overlooked.

Kind regards

remain unconvinced that these measures are sufficient to deal with flooding in this area which in recent times has proven to be extensive affecting not just the land in question but the industrial site on the opposite side of the road, the highway at the roundabout by Tesco/BP garage and Sheepfold/ St Audrey Lane residential areas.
The infrastructure at this site is already under extreme pressure throughout the day and the plans do not show sufficient parking to accommodate a workforce and visitors.
Additional traffic to/from the site will only make the bottleneck at this location worse.

Kind regards



*Celebrating 50 years
1974-2024*

ST IVES TOWN COUNCIL

Town Hall, Market Hill, St Ives, Huntingdonshire PE27 5AL

Telephone: 01480 388929 Email: townclerk@stivestowncouncil.gov.uk

TWINNED WITH STADTALLENDORF

28th October 2024

Planning Services
Huntingdonshire District Council
Pathfinder House
St Mary's Street
Huntingdon
PE29 3TN

Dear Sirs

24/01802/OUT - Hybrid planning application for up to 13,350 sqm floorspace in Use Classes E(g)(i) Office, E(g)(ii) Research and Development, E(g)(iii) Light Industrial, B2 (General Industrial), B8 (Storage and Distribution) and E/B8 (Trade Counter). Full planning permission for the access and internal road, landscaping and Plots 7 and 8 (up to 2861sqm floorspace). Outline application with all matters reserved except means of access for Plots 1 - 6 (up to 10,486sqm floor space)

Please find below the response from St Ives Town Council in respect to the above application.

St Ives Town Council (the Town Council) recommend objection to this application.

It is acknowledged the site is allocated under Local Plan Policy SI3 and there is an existing outline planning permission granted in 2022 (20/00405/OUT), however the now proposed office and storage and distribution uses conflict with Policy SI3, and a 59% increase in floor area over the existing planning permission is now proposed.

Although supporting new jobs and economic development that will benefit the town, there is concern the increased floor area will result in greater surface water runoff, with less space to accommodate water attention - flooding of to the south of the site is an existing problem. The larger floorspace and wider mix of uses could also result in more HGVs and vehicle trips generally - the town already has a congestion issue in the peak periods. It's noted the Transport Assessment considers two development scenarios (Table 2-1) and it concludes both are projected to result in an increase in vehicular flows (paras 2.6.10 and 2.6.13) and it further identifies the level of parking and presumably the level of vehicle trips will be confirmed in detail at the



Reserved Matters stage when the proportion of usable floor area, and mix of uses, will be defined in more detail.

Considering the above there is objection to the uncertainty surrounding the additional uses and floor area, and insufficient information has been provided.

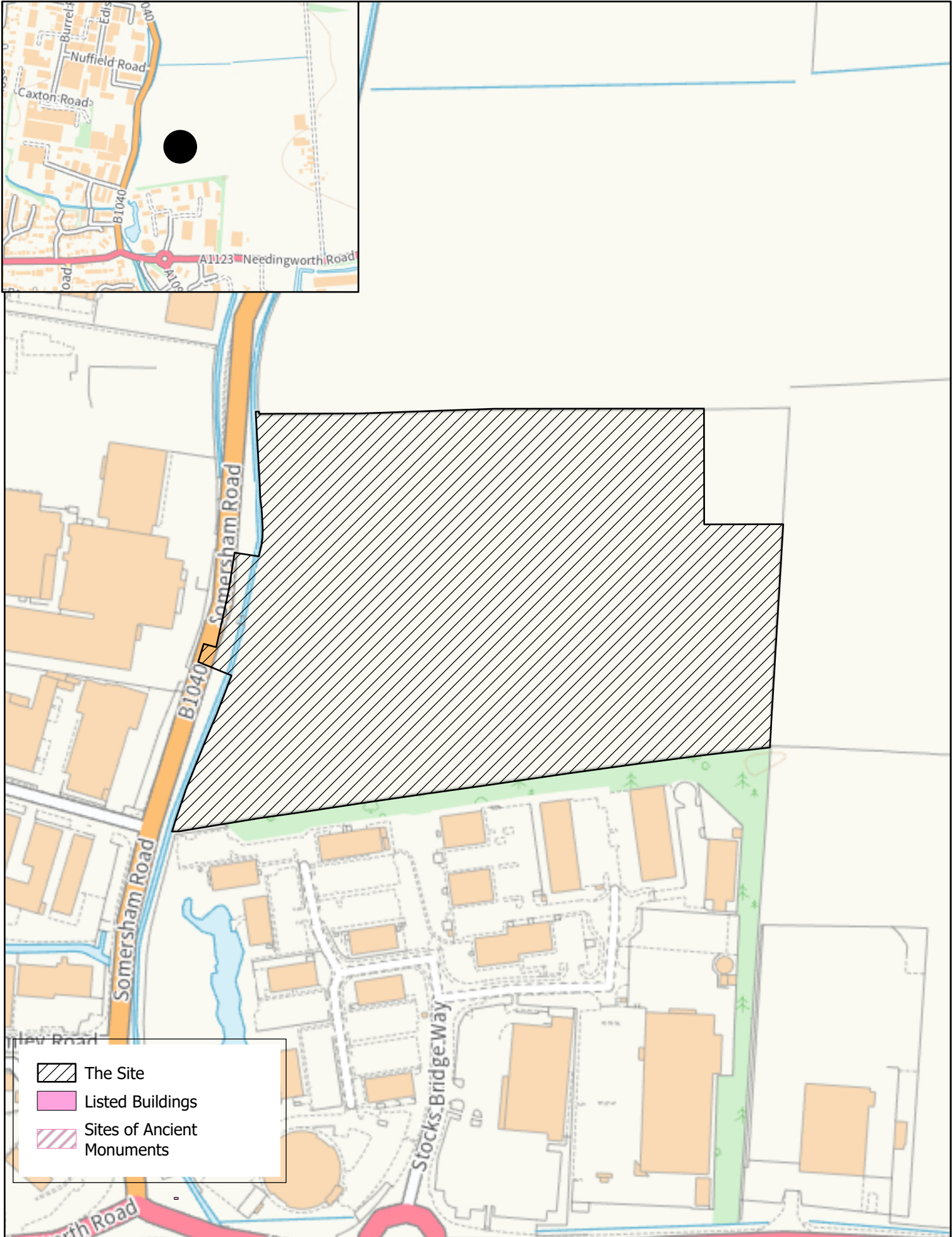
Also, the developers have failed to address the Town Council's previous concerns raised in respect of the earlier application 20/00405/OUT. Specifically:

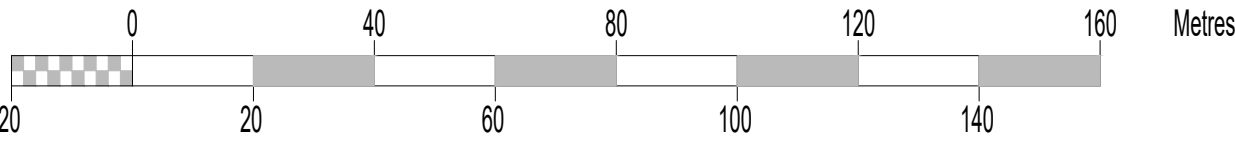
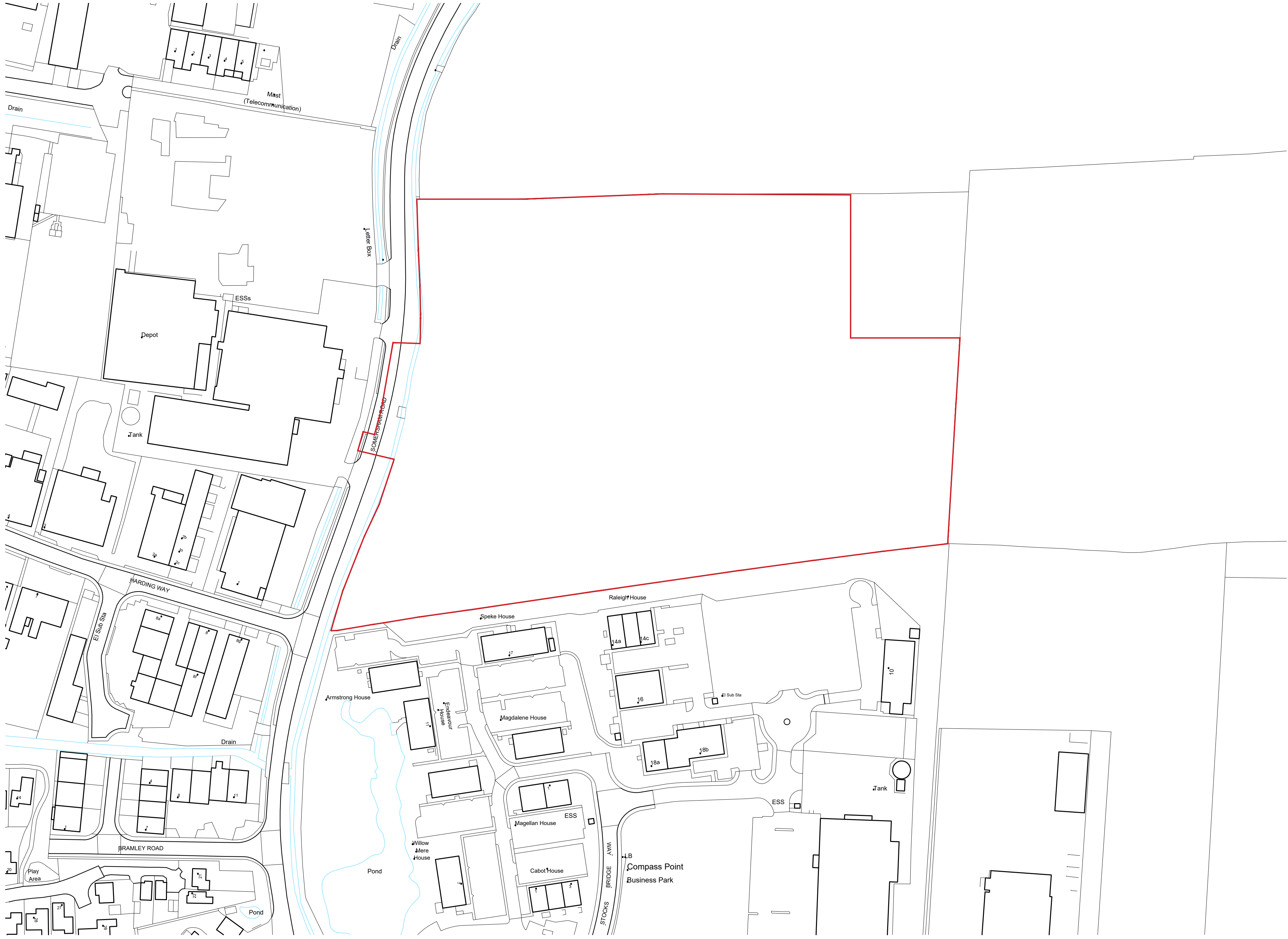
- The opportunity to introduce a bus stop on Somersham Road.
- An improved footpath on the west side of Somersham Road north of the proposed entrance to Nuffield Road – it is pointed out there is a footpath and cycle network that connects the residential areas to the west of the industrial estate to Nuffield Road and this will be a convenient route for pedestrians accessing the proposed development. To improve this the Somersham Road footpath needs to be widened to the north of the new entrance.
- Somersham Road has queuing traffic at peak times and is a busy fast moving 40mph road at other times. A traffic island refuge should therefore be provided as part of the new access to make it safer to cross the road.
- That a footpath/cycle route be provided to the Compass Point industrial area to provide a shorter route to Morrisons and Needingworth that also avoids the A1123/Somersham Road roundabout (this would improve access to the site to local amenities)

Maintain road safety concerns in respect of the design of the access and the omission of a ghost island – as already noted Somersham Road is a busy road with queuing to get into the town at peak times. Vehicles entering the site from the south will lead to increased congestion for north bound traffic and there are a number of existing access points to industrial units on the other side of Somersham Road that will be impacted by the proposed development. This will be compounded by the wider uses and larger floor area now proposed.

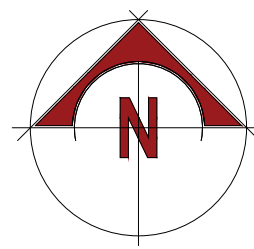
Yours faithfully


BEM BA(Hons) FSLCC
Town Clerk





SCALE 1:1250



F01	first issue	13.09.2024
revision	note	date

client
Barnack Estates Ltd

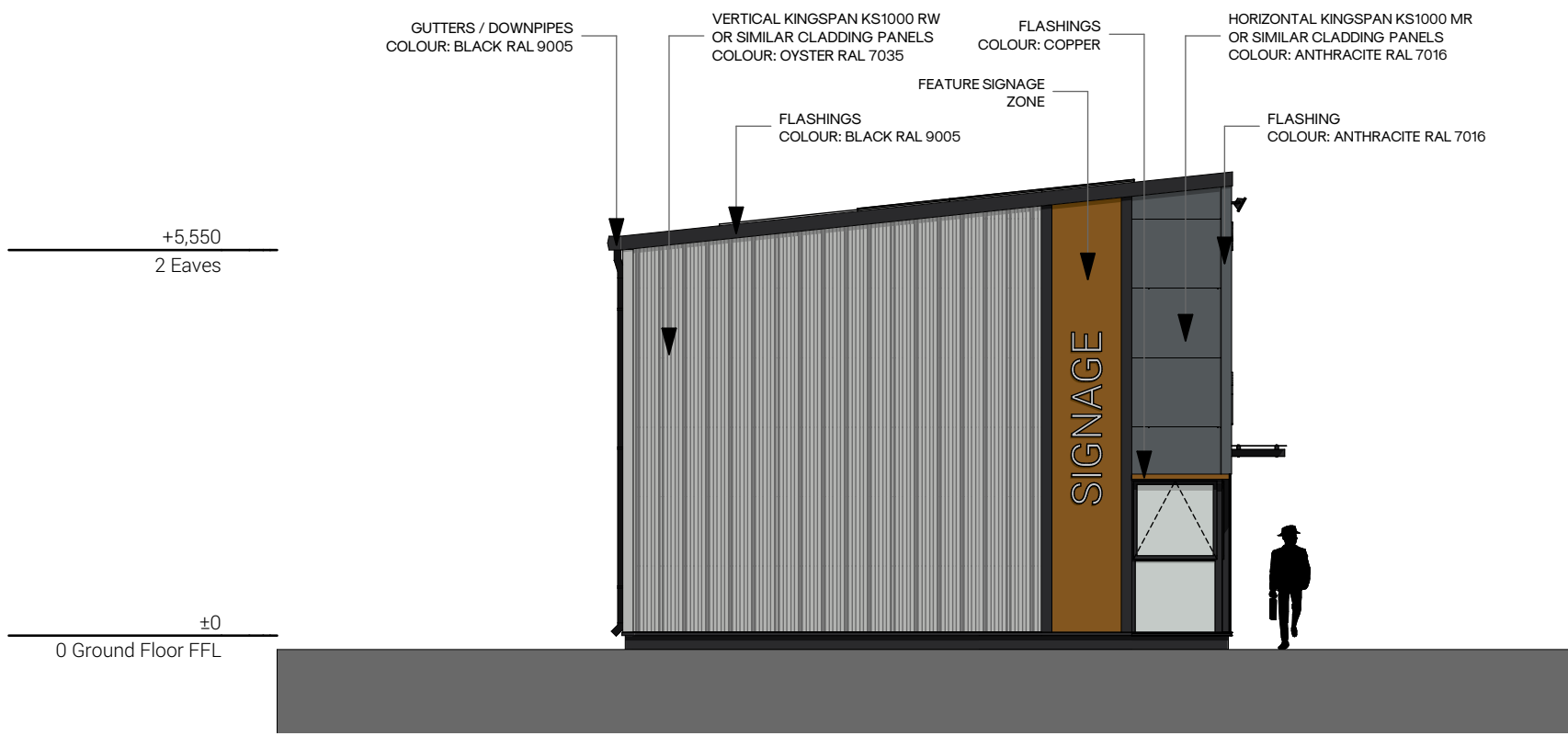
project title
Trinity Business Park
Somersham Road, St Ives
drawing title
Location Plan

drawing status	Planning	
scale	1:1250 @ A1	date September 2024
project number	2774	drawing number AL0110
		revision F01

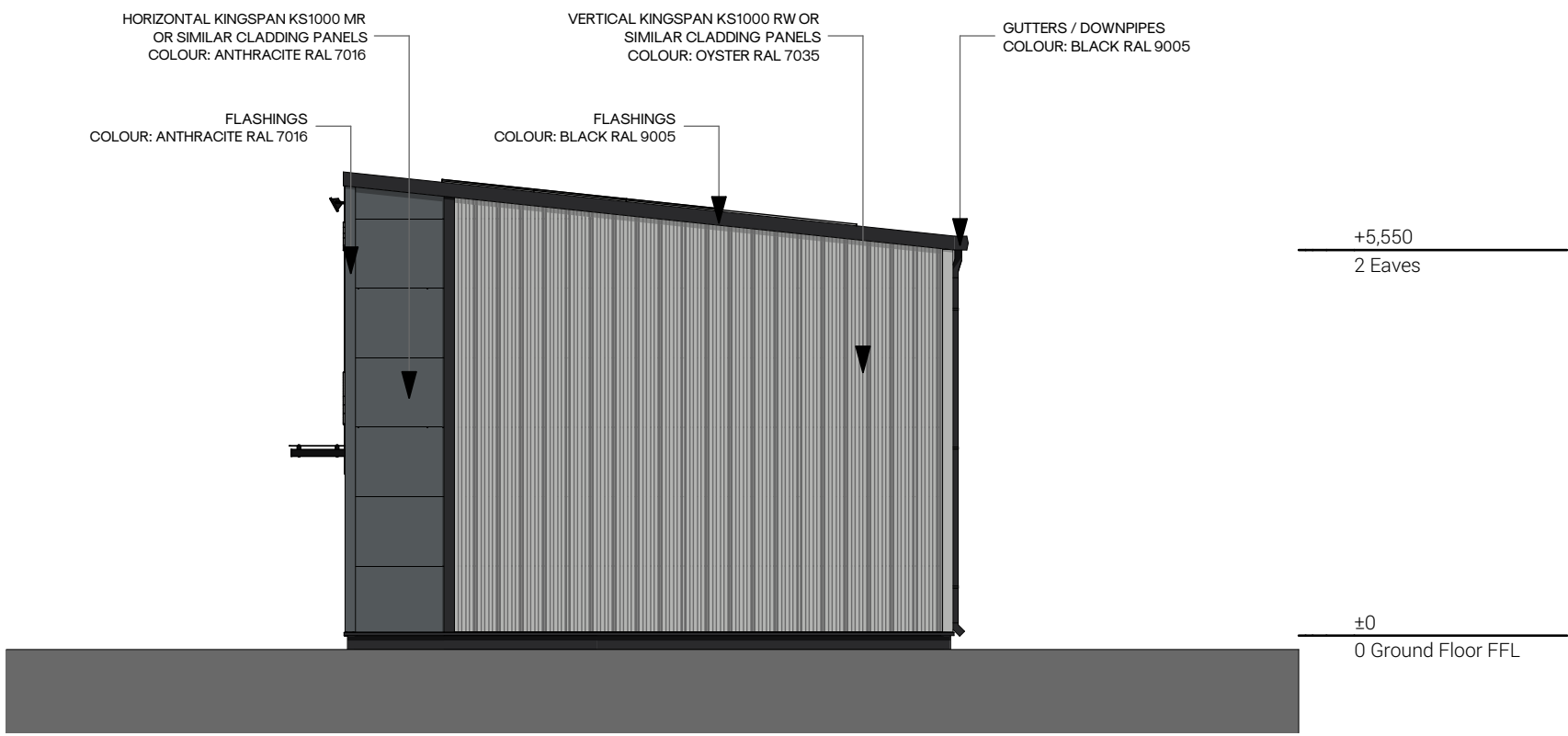




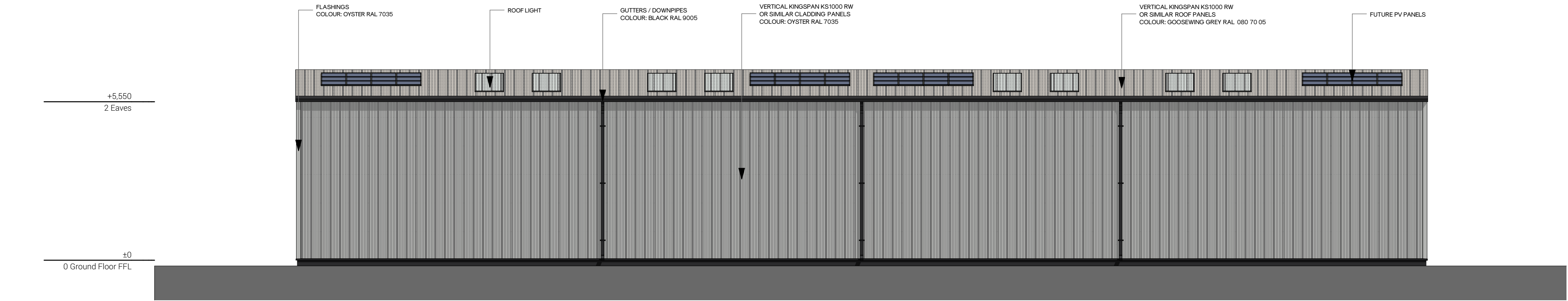
E-01: WEST ELEVATIONAS PROPOSED



E-02: NORTH ELEVATIONAS PROPOSED



E-04: SOUTH ELEVATIONAS PROPOSED



E-03: EAST ELEVATIONAS PROPOSED

0 1 5 10m
Scale 1:100 @ A1

P04	PV panel size increased	15.05.25
P03	elevations updated	20.01.25
P02	minor amendments to elevations	20.05.24
P01	preliminary issue for comment	29.04.24

revision	note	date
----------	------	------

client

Barnack Estates LTD

project title

Trinity Business Park
Somersham Road, St Ives

drawing title

Units 1-4 Elevations As Proposed

drawing status

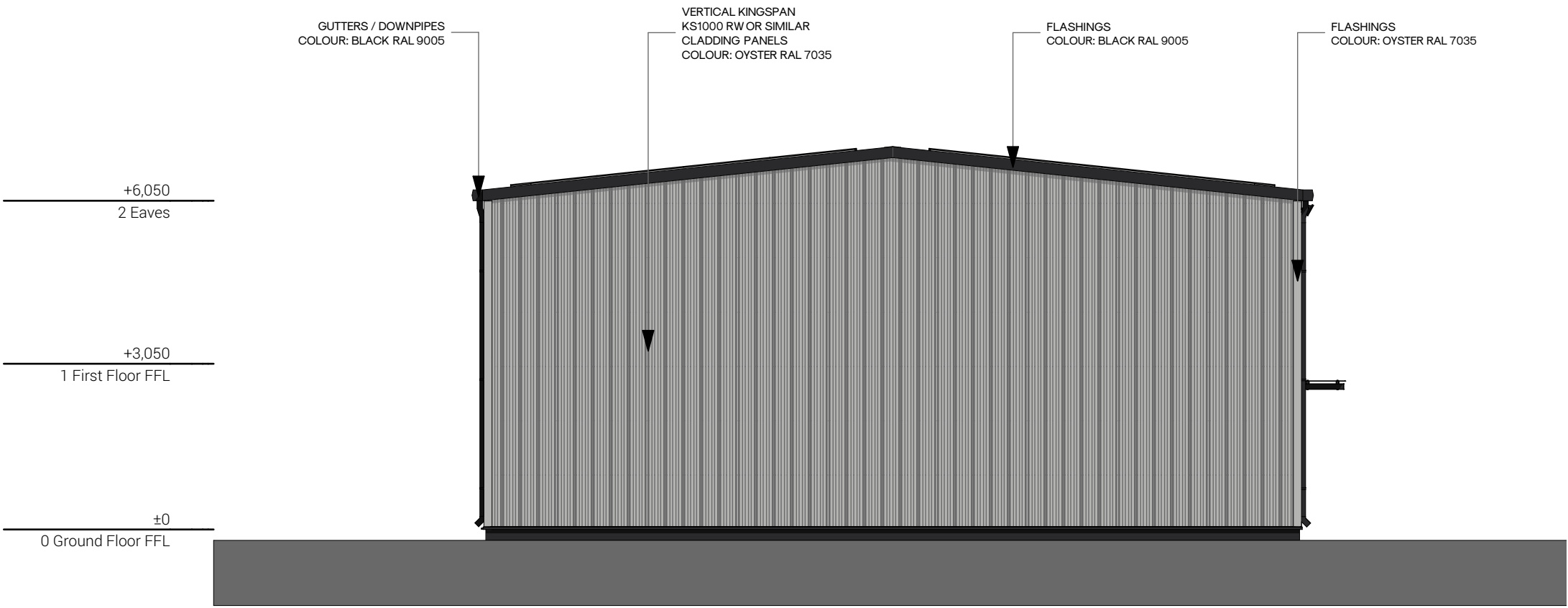
Planning

scale	date	
1:100 @ A1	April 2024	
project number	drawing number	revision
2774	AB0811	P04

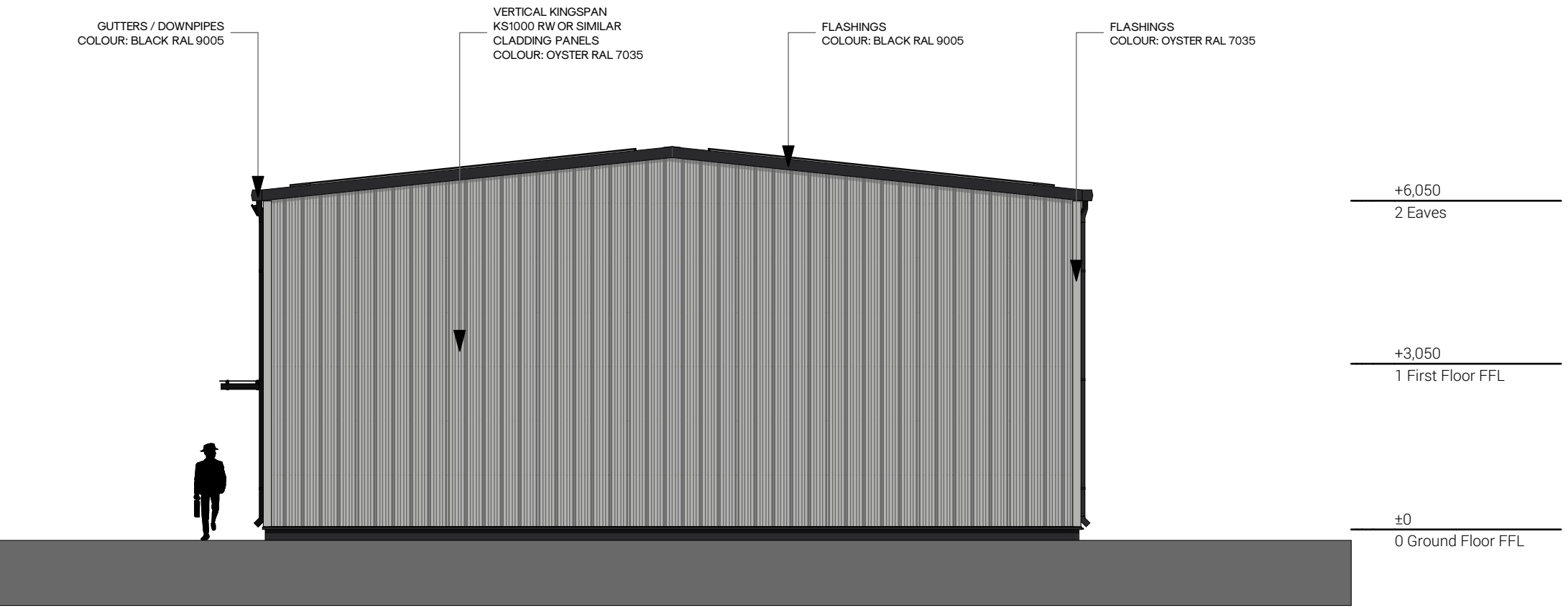




E-01: NORTH ELEVATION AS PROPOSED



E-02: EAST ELEVATION AS PROPOSED



E-04: WEST ELEVATION AS PROPOSED



E-03: SOUTH ELEVATION AS PROPOSED

0 1 5 10m
Scale 1:100 @ A1

P04	PV panels added	15.05.25
P03	elevations updated	20.01.25
P02	minor amendments to elevations	20.05.24
P01	preliminary issue for comment	29.04.24

revision	note	date
----------	------	------

client

Barnack Estates LTD

project title

Trinity Business Park
Somersham Road, St Ives

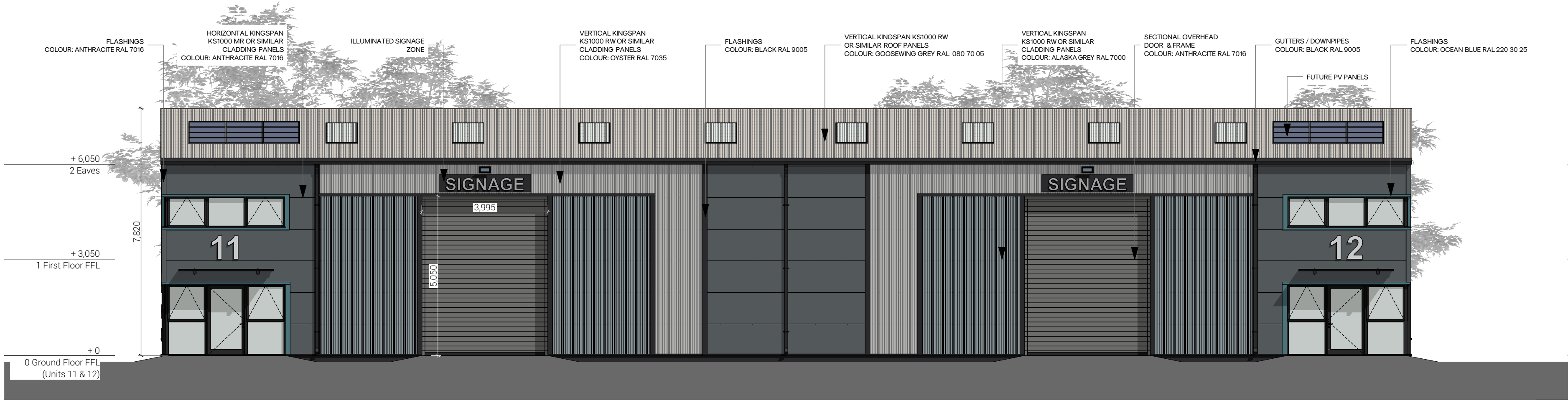
drawing title

Units 5-6 Elevations As Proposed

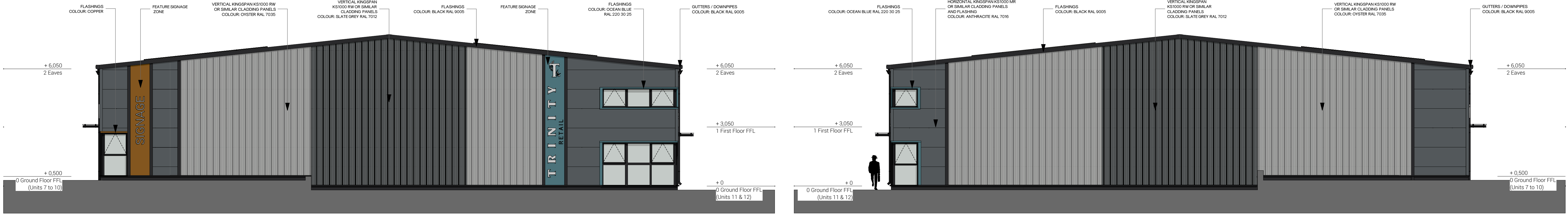
drawing status

Planning

scale	date	revision
1:100 @ A1	April 2024	
project number	drawing number	revision
2774	AB0821	P04



E-01: WEST ELEVATIONAS PROPOSED



E-02: NORTH ELEVATIONAS PROPOSED

E-04: SOUTH ELEVATIONAS PROPOSED



E-03: EAST ELEVATIONAS PROPOSED

P04	PV panels added and increased size	15.05.25
P03	elevations updated	20.01.25
P02	minor amendments to elevations	20.05.24
P01	preliminary issue for comment	29.04.24

revision	note	date
----------	------	------

client
Barnack Estates LTD

project title
Trinity Business Park
Somersham Road, St Ives

drawing title
Units 7-12 Elevations As Proposed

drawing status	Planning
scale	1:100 @ A1
date	April 2024
project number	2774
drawing number	AB0831
revision	P04

