

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 used 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

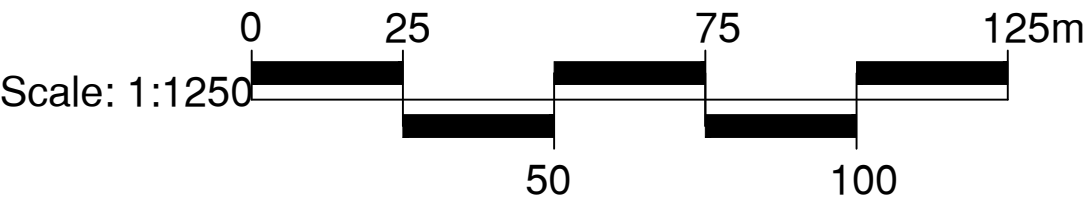
Comments Details

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



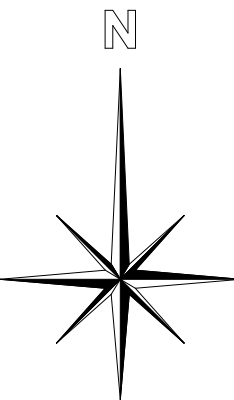
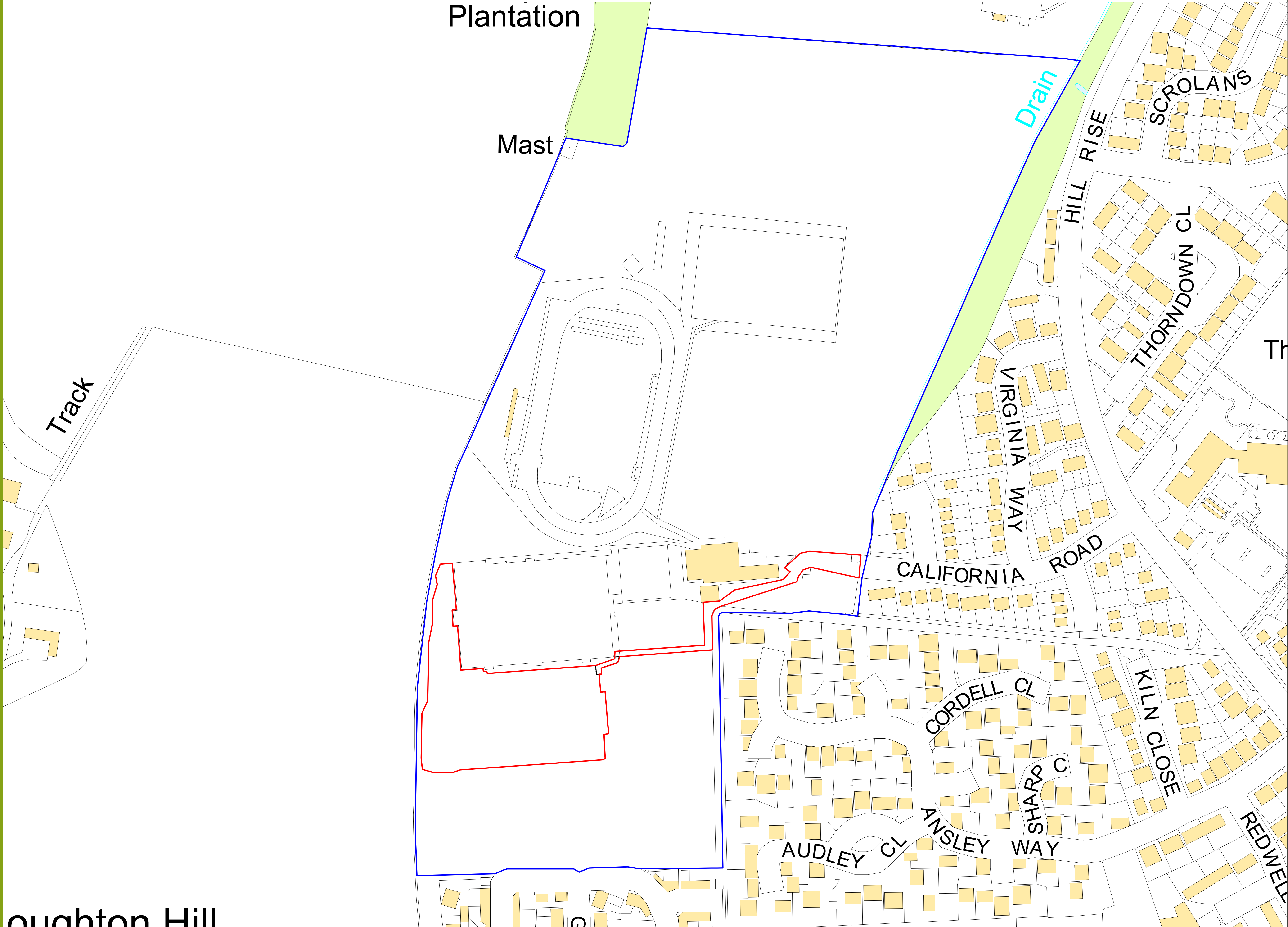


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Surfacing Standards LTD
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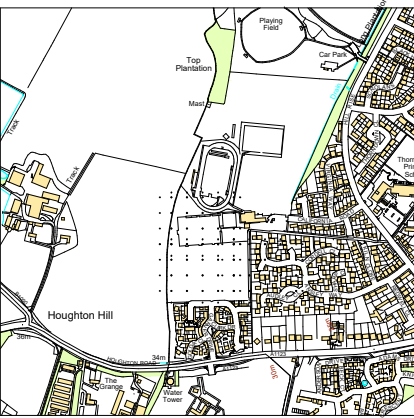
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00	PLANNING ISSUE	HP	WB	27.11.25
REV	DESCRIPTION	REV	CK	DATE



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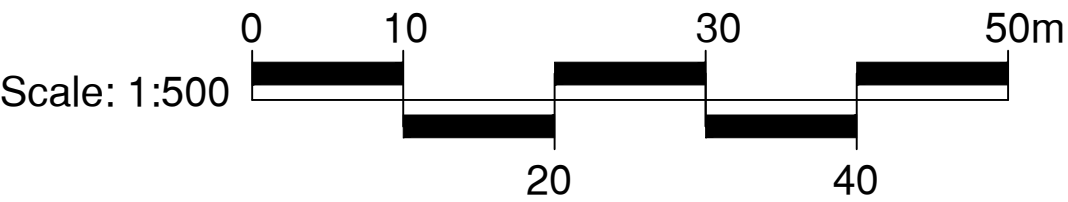
AUTHOR
HP

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

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

St Ives Outdoor Centre

Creation of an AGP





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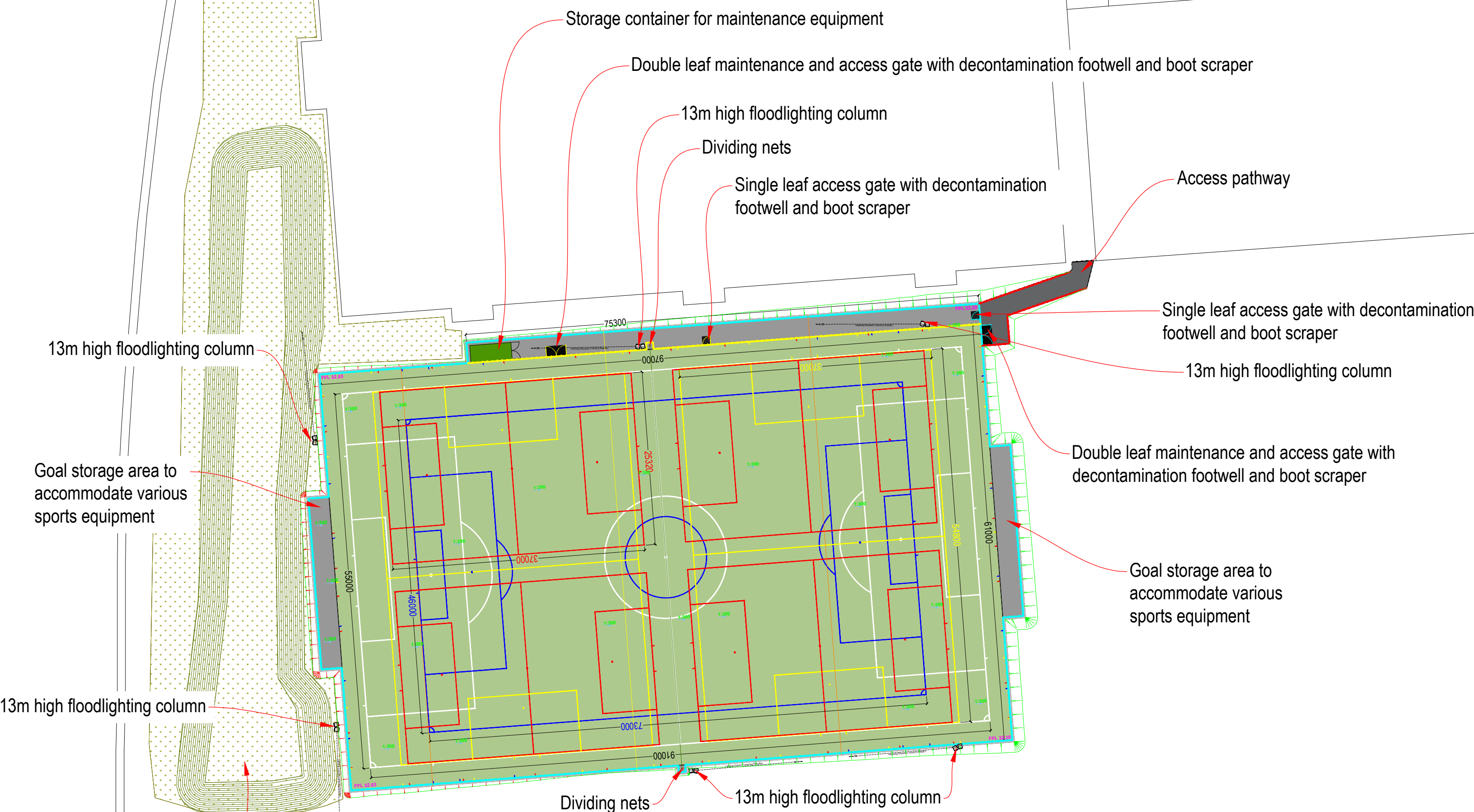
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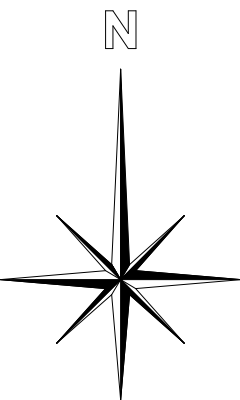
- Artificial Turf Playing Area
- Footpaths & Hard Standing Areas
- Area of topsoil reinstatement bund of existing courts being removed and BNG planting
- 4.5m High Fence Line
- 1.2m High Fence Line
- 1.2m High Timber Rail Fence Line

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



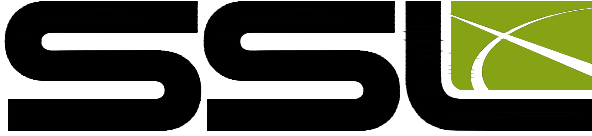
Area of topsoil reinstatement bund and BNG planting refer to:
Appendix L - Leafy Lane Statutory Metric
Appendix M - BNG Cover Report
Appendix N - BNG Baseline
Appendix O - BNG Proposed



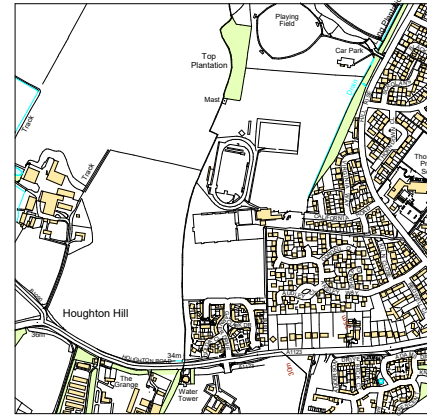
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00 PLANNING ISSUE WB 05/11/25

REV DESCRIPTION REV CK DATE



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AUTHOR WB

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

PROJECT G-222967

SCALE 1:500

SIZE A1

DRAWING No 03

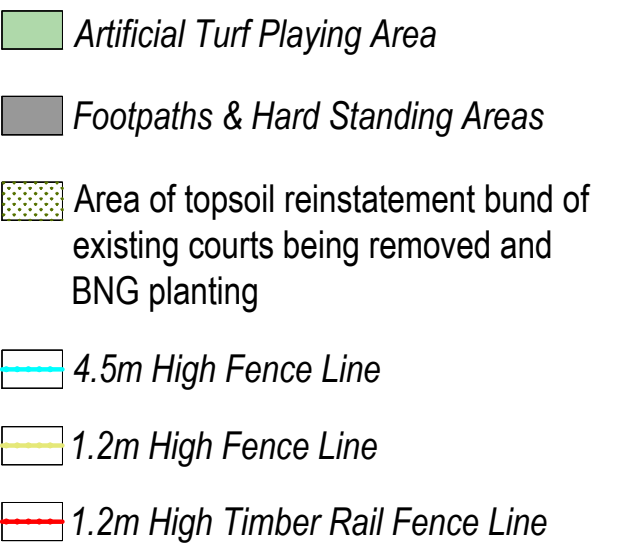
REVISION 00

Creation of an AGP

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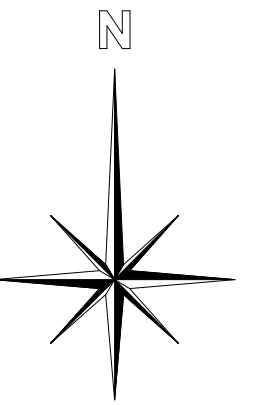
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Notes:
Line markings to accommodate:
1Nr. 11v11 91x55m (white)
1Nr. 9v9 73x46m (blue)
2Nr. 7v7 54.8x37m* (yellow)
4Nr. 5v5 37x25.32m* (red)

*Smaller than recommended size but acceptable for FA match play

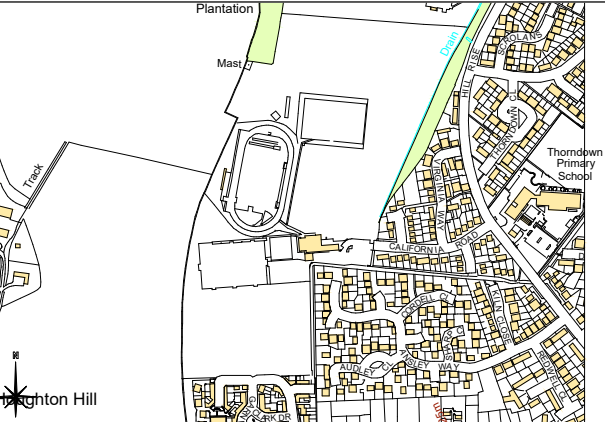


00	PLANNING ISSUE	WB	05/11/25
EV	DESCRIPTION	REV	DATE



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WB

TITLE

St Ives Outdoor Centre

Creation of an AGP

Proposed AGP Plan

PROJECT	G-222967	SCALE	1:200	SIZE	A1
DRAWING No			REVISION		
04			00		

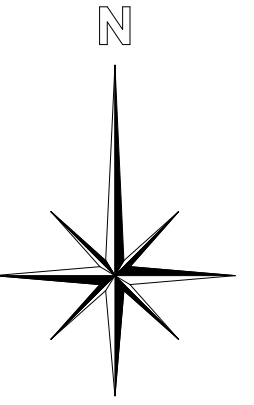
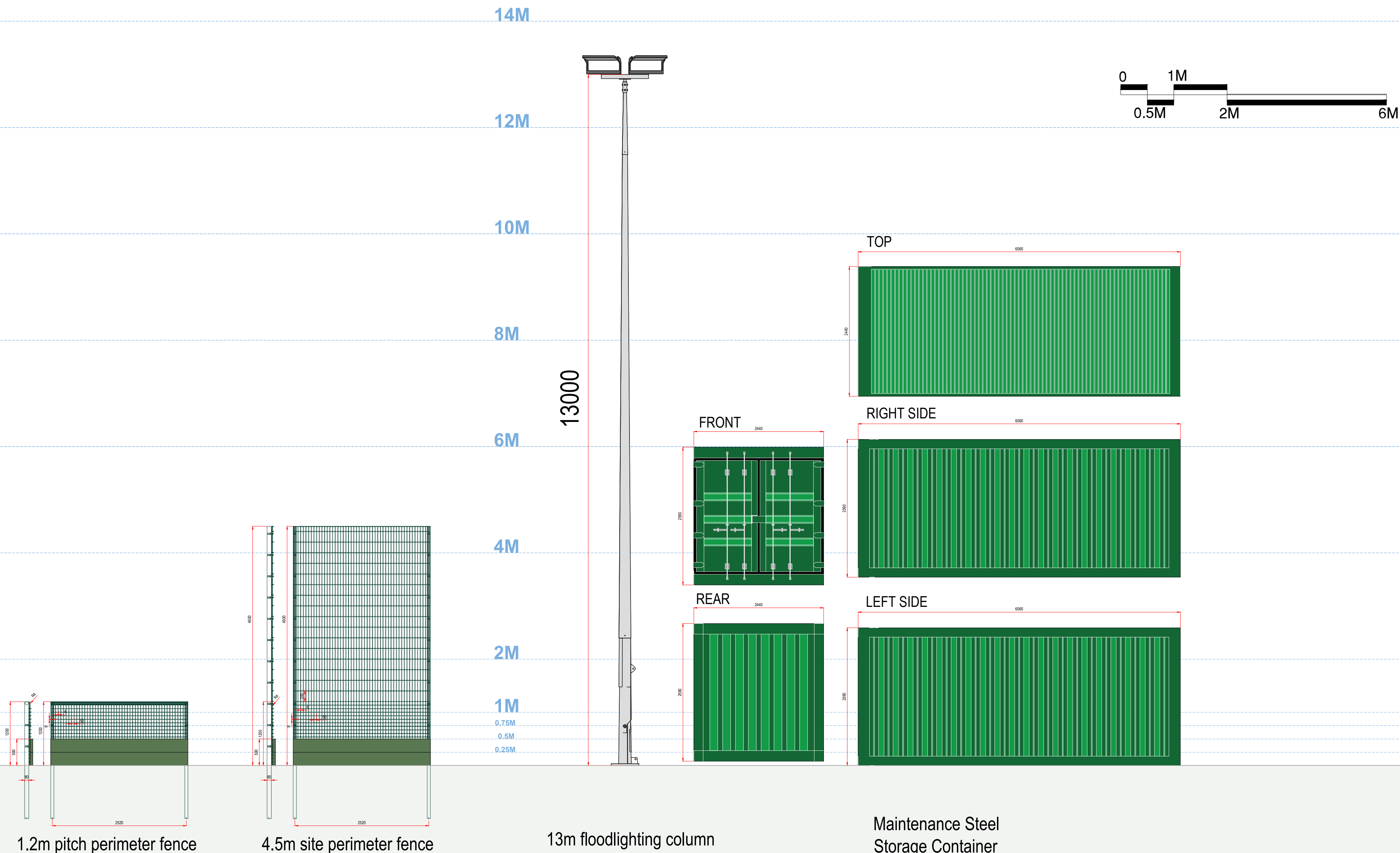
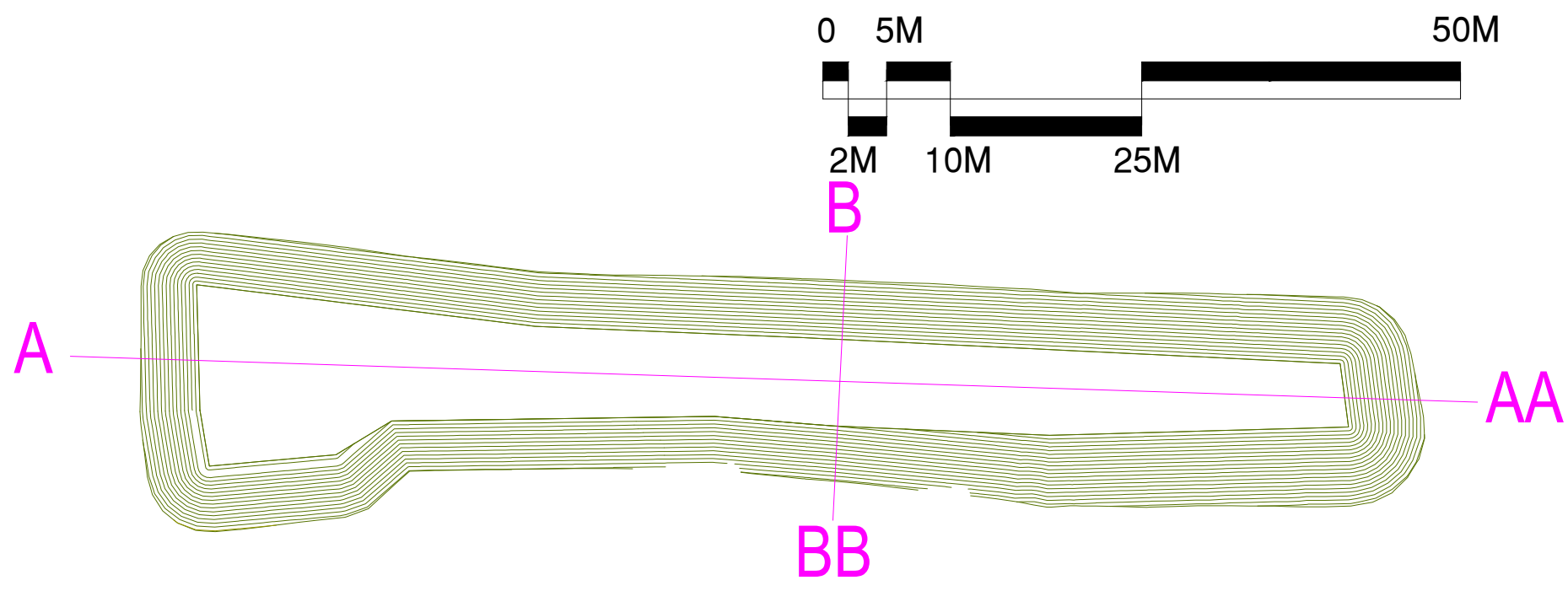
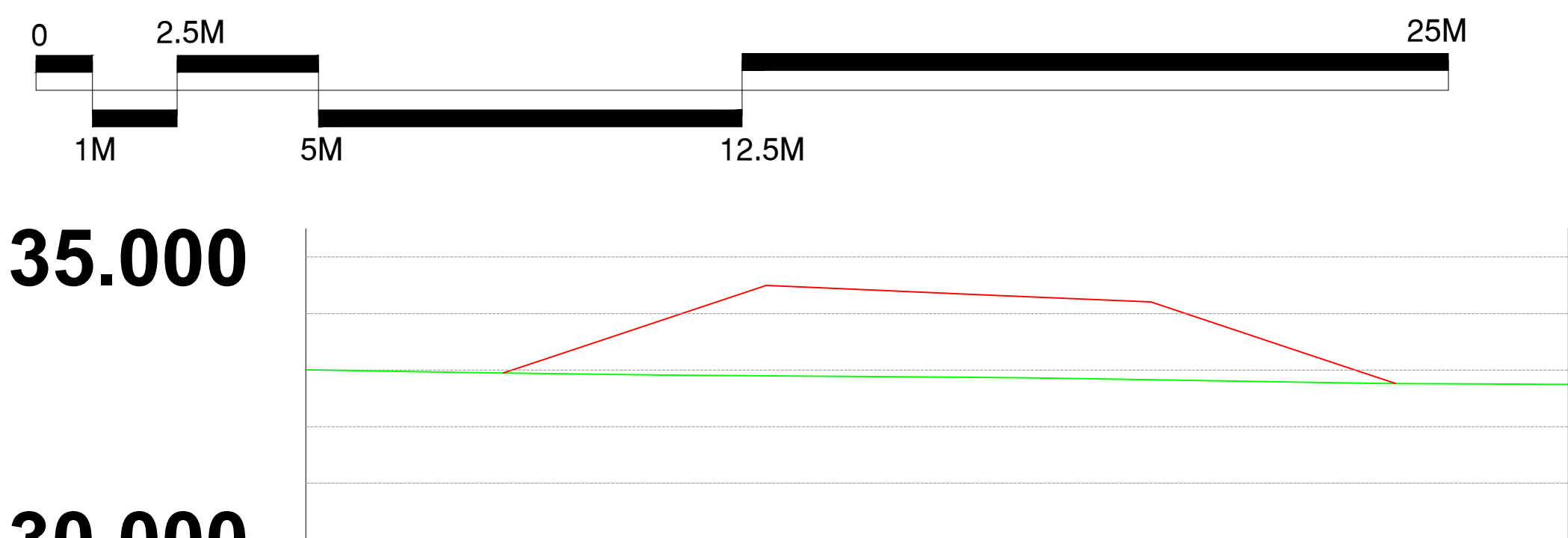
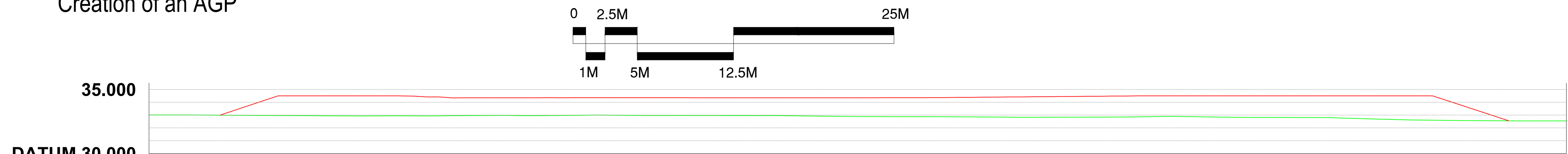
St Ives Outdoor Centre

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

One Leisure St Ives Outdoor and G
Huntingdownhire Athletics Club

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

One Leisure St Ives Outdoor and G
Huntingdownhire Athletics Club

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
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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

2140m2 NATIVE 3G MIX 4 - NON THORNY
951No. plants @ 1.5m centres

550m2 of EM flowering lawn mix
to be mown/strimmed in spring/autumn
only

4No. TIL COR ss

1No. QUE ROB s

3No. CAR BET ss

1No. QUE ROB s

4No. Ulim NH ss

IMPLEMENTATION PROGRAMME

Soil landscaping to be timebanded 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

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 BS8545 : 2014, BS 3936 Nursery Stock (Parts 1-10), BS 4248 : 1989, BS 4043 : 1989 and BS 5837 : 2012.

Material and operations shall conform to BS8545 : 2014, BS 3936 Nursery Stock (Parts 1-10), BS 4248 : 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, there must be "heel-in" with roots covered by sand/compost or straw until immediate before planting. Plants must 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 branches 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 plantings shall be removed from the planting bed prior to topsoiling. No bricks, rubble or debris in subsoil matrix will be accepted prior to topsoiling.

TOPSOIL

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 lifted, not piled above 2.5m and shall have not been compacted by site plant. All topsoil heaps shall regularly be watered with herbicide and again prior to use to prevent the spread of seed. All contaminated soil shall be removed from site to an approved tip.

Shrub/crub 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 finish prior to planting operations. Pi planting of scrub species will be to a min 300mm depth of topsoil. Grass/Wildflower will have more than 300mm.

Trees pits in small 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 decompacked across base and sides prior to back-filling.

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

WEED/DEBRIS CLEARANCE

Weed/topsoil clearance shall be controlled by regular spraying with herbicide. Where necessary areas to be planted, tured or seeded will be cleared of weeds and weed growth by either physically 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) following established herbicide. All roots of perennial weeds shall be removed. More than one application may be necessary to ensure eradication.

DROPPED 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:

- Trees between 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 secured by a wire tied around it. The trunk of 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 block which has been pre-drilled with two holes spaced 90 degrees apart. The collar/spacer block must be made of a material that does not rot and can be removed without damage to the tree. No other materials shall be permitted. All trees shall have a 60mm diameter, 1.5m long, black polyethylene irrigation pipe wrapped about the top of rootball and secured with ties. A hole shall be drilled in the pipe so there will always be a cap to the end to prevent ingress of moisture until the tree is firmly established. The roots shall be placed under the nursery shade 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 put back or growing around the trunk where they will cause suffocation the tree. Carefully handle the tree, taking care not to damage the root system whilst ensuring the tree is sufficiently firm.

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

PROMOTED NATIVE SHRUB AND WOODLAND PLANTING AREAS

The shrubs shall be supplied to the sizes and stock shown on the plant schedule and planted in the locations shown. Each specimen shrub shall be supplied with a minimum of three branches from the main trunk, all of which shall be included in the canopy. They shall be supplied with a full root development. All plants to be planted at nursery height (allowing for settlement and mulch) and carefully fitted in. Plants will be planted at densities and positions shown within the schedule and on the plan and national planning will be used to create blocks of native species. Areas of native woodland shall be created throughout the site.

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 no any guard and stake attached. Ensure cane is pushed well into the ground behind the guards are securely fixed.

IRRIGATION

Immediately following planting, all plants will be "watered in" 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, add a thin layer of sterilized garden waste compost before sowing and firm down, as this significantly reduces annual weed competition in year one.

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.

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.
- iii) After sowing the seed, firm it 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 or in cover the seed after sowing.

In the spring the seedlings require enough moisture to get established and irrigation may be needed 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 earlier germinating species from shading out the slower/ shorter and so give them all 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' or cut back with a scythe, strimmer or tractor mower to 50mm. Leave the 'hay' to dry and shed seed for 1-7 days then remove from site. Mow or graze the re-growing sward in late autumn/winter to 50mm and again in spring if needed. Where mixes are on pond banks, rake cuttings off to prevent build up of vegetation within the pond.

July or August take a 'hay cut': cut back with a scythe, strimmer or tractor mower to c 50mm. 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 c 50mm and again in spring if needed. Where mixes are on pond banks, rake cuttings off to prevent build up of vegetation within the pond.

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 2SL	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 ARISINGS TO BE REMOVED FROM SITE.						

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.

Excavation applies to all excavations in RPAs to remove existing surfaces, existing structures or to install new services. Unprotected access into RPAs can damage the soil by compaction and so all access routes must be covered in load spreading ground protection such as heavy-duty plywood, boards or some other custom designed load spreading protection. Similarly, temporary storage of excavated fill must be on load spreading ground protection.

Excavation in RPAs is usually to be carried out by hand using spades, forks and trowels.

The objective of digging carefully by hand is to retain as many roots as possible and minimise damage to the bark of those retained, and digging must be done carefully to retain all roots greater than 2.5cm and to prevent damage to the bark of those retained. Smaller roots, including fibrous roots, may also be retained where appropriate. A fork must be used to loosen the soil and to help locate any substantial roots. Once roots have been located, the trowel must be used to clear the soil away from them without damaging them.

Roots 2.5-10cm in diameter must only be cut in exceptional circumstances. Roots greater than 10cm in diameter must only be cut after consultation with the appropriate supervising officer.

There must be taken to avoid disturbing the roots that will be left in the ground beyond the excavation. Exposed roots must be cut only with a sharp saw or secateurs 10-20cm below the exposed surface of the excavation.

Exposed roots must be protected from direct sunlight, drying out and extremes of temperature by covering over with sacking or other suitable material.

Excavating must be carried out carefully to avoid direct damage to the roots and excessive compaction of the soil around them. Back filling must be with excavated soils and left slightly proud at the surface to allow for natural settlement.

Landscape Contractor shall maintain the site for a period of 12 months following practical completion. All planting areas are to be kept free of weeds for the duration of the maintenance period. All plants that are found dead, diseased or dying at the end of the first year shall be replaced by the Contractor at their own expense in the next available growing season and no later than November. Areas of turf that have not become successfully established shall be re-laid in the next available season.

MAINTENANCE/REMEDATION PROGRAMME

Practical Completion of the works shall be determined by the Contract Administrator (CA). The Contractor shall prepare a Maintenance Programme in accordance with the Specification at Practical Completion to be approved by the CA. Final Completion shall be determined by the CA. It is the responsibility of the Landscape Contractor to monitor the landscaping works and take action to comply with the requirements of the Specification.

MAINTENANCE OUTLINE IN BRIEF

PLANT FAILURES
Any plant failures shall be replaced during the 30 year maintenance period. Any failures to be replaced in the autumn of the first planting season following such failure.

WEEDS: All trees shall be pruned one year to remove any dead, dying or diseased wood and to retain shape. All formal trees shall be pruned to the correct shape to retain their shape. Trimming shall be timed to avoid disturbance to nesting birds. The bases of all trees to be kept free from competing vegetative materials with a 700mm dia mulched area to be maintained around each tree.

SHRUBS: All shrubs shall be pruned annually to retain their shape.

DEAD STAKES: All trees and stakes and trees to be checked regularly to prevent aluvation and damage to trees. All trees shall be kept straight and firmed in where necessary. Any tree stakes shall be removed after 5 years of establishment or as soon as possible before and firmness is established.

GOODLAND/SCUB MIXES: All grounds and much shall be checked and replaced as necessary until the plants have fully established. All grounds and scubs/stakes shall be removed from Site after 3-5 years depending establishment.

IRRIGATION: All trees, shrubs and hedgerow planting shall be kept free of weeds for the duration of the 5 year maintenance period. This shall be the responsibility of the Contractor.

REGULATION: All new tree, shrub and hedgerow planting shall be irrigated by the contractor as required using appropriate methods to ensure proper establishment of planting. This shall comprise a minimum of two visits per week for three years, where all planting will be watered to field capacity with a minimum of 500 litre position at each visit. Irrigation shall continue for a three year period to ensure full and healthy establishment.

LITTER: Litter shall be collected and removed from site at each maintenance visit and as necessary at other times. Excessive litter taken the away take out shall be reported to the Client and the Outlet Manager for consideration.

ADDITIONAL NET GAIN LEGISLATION REQUIRES A MAINTENANCE PROGRAMME TO BE SET UP FOR A MINIMUM OF 30 YEARS. REFER TO THE LANDSCAPE AND ECOLOGICAL MANAGEMENT PLAN FOR LONG TERM MANAGEMENT OBJECTIVES AND MAINTENANCE SCHEDULE.

Practical Completion of the works shall be determined by the Contract Administrator (CA). The Contractor shall prepare a Maintenance Programme in accordance with the Specification at Practical Completion to be approved by the CA. Final Completion shall be determined by the CA. It is the responsibility of the Landscape Contractor to monitor the landscaping works and take action to comply with the requirements of the Specification.

ANT FAILURES: All plant failures shall be replaced during the 30 year maintenance period. Any failures to be replaced in the autumn of the first planting season following such failure.

Trimmed twice per year as necessary to retain their shape. Trimming shall be timed to avoid disturbance to nesting birds. The base of each tree is to be kept free from competing vegetative materials with a 700mm dia mulched area to be maintained around each tree position.

straight and firmed in where necessary. Any tree stakes shall be removed after 5 years of establishment or as soon as possible before is period.

GUARD AND/OR STAKE MIXES: All guards and stakes shall be checked and replaced as necessary until the plants have fully established. Guards and canes/stakes shall be removed from Site after 3-5 years depending establishment.

2205. All trees, shrubs and hedges in planting shall be kept free of weeds for the duration of the 5 year maintenance period. This shall be by mechanical means. Chemical application shall only be used where mechanical methods have failed.

watered to field capacity with a minimum of 50L/tree position at each visit. Irrigation shall continue for a three year period to ensure full and healthy establishment.

ODIVERSITY NET GAIN LEGISLATION REQUIRES A MAINTENANCE PROGRAMME TO BE SET UP FOR A MINIMUM OF 30 YEARS. REFER TO THE LANDSCAPE AND ECOLOGICAL MANAGEMENT PLAN FOR LONG TERM MANAGEMENT OBJECTIVES AND MAINTENANCE SCHEDULES TO BE READ IN CONJUNCTION WITH THIS DRAWING AT ALL TIMES.

ODIVERSITY NET GAIN LEGISLATION REQUIRES A MAINTENANCE PROGRAMME TO BE SET UP FOR A MINIMUM OF 30 YEARS. REFER TO THE LANDSCAPE AND ECOLOGICAL MANAGEMENT PLAN FOR LONG TERM MANAGEMENT OBJECTIVES AND MAINTENANCE SCHEDULES TO BE READ IN CONJUNCTION WITH THIS DRAWING AT ALL TIMES.

	EXISTING TREE TO BE RETAINED AND PROTECTED - REFER TO DRAWING AS APPROPRIATE FOR FULL DETAILS
	PROPOSED STANDARD TREE TO BE PLANTED ON BUND TOP -REFER TO PLANT SCHEDULE AND SPECIFICATION FOR PLANTING DETAILS
	PROPOSED TORUM PLANTING TO BE PLANTED AT 1.5M CENTRES WITH TREE SPIRALS AND CANES WITH 4000400 MULCH MATS TO EACH POSITION AND MULCHED WITH BARK MULCH
	GRASS MIX TO BE ENDSGATE ET1 MIX - FLOWERING LAWN LAD TO THE SUPPLIER'S INSTRUCTIONS - ENDSGATE SEEDS, TEL: 01553 520628

The diagram illustrates a tree planting pit with the following components and dimensions:

- Tree:** A mature tree is shown above the pit, with its trunk supported by a stake.
- Stake:** A **DRIVEN ROUND SOUTHWOOD STAKE TO BE 70mm x 1800mm** is positioned vertically through the center of the pit.
- Pit Dimensions:**
 - Width:** The pit is 300mm wide at the top and tapers to 150mm at the bottom.
 - Height:** The total height of the pit is 600mm.
 - Soil Profile:** The pit is filled with **TOPSOIL/COMPOST BACKFILL LIGHTLY FIRMED IN 300mm SECTIONS**. The bottom 150mm of the pit is shaded to represent this material.
- Roots:** The tree's roots are shown extending into the pit. A note indicates **ROOTS TO BE LOOSENED** at the bottom.
- Stake Placement:** A note states **STAKE PLACED TO AVOID ROOTS**.
- Watering:** An **IRRIGATION PIPE** is shown entering the pit from the side.
- Support:** A **PROPRIETARY RUBBER TIE WITH SPACER** is used to secure the tree trunk to the stake.
- Planting Level:** The **PLANTING LEVEL AT NURSERY HEIGHT** is indicated by a horizontal line. A note specifies **THICKENING BETWEEN ROOT COLLAR AND STEM TO BE AT FINISHED SOIL LEVEL (AFTER SETTLEMENT)**.

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REV:	DATE:	INITIALS:	DETAILS:
	21/5/26 2/4/26	CLA CLA CLA	TREE SPECIES AMENDED TREES MOVED TO WESTERN SIDE OF BUND

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

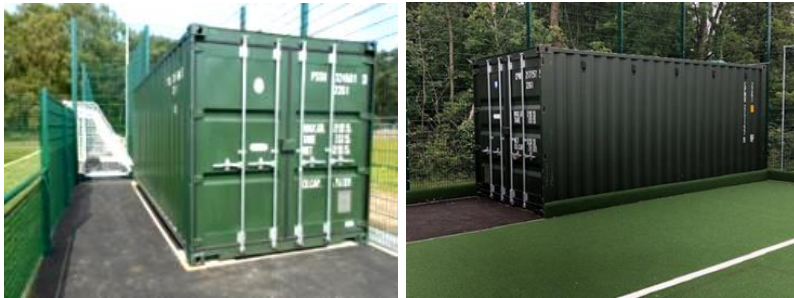
CLIENT: SURFACING STANDARDS LTD		PROJECT: ONE LEISURE OUTDOOR FACILITY, ST. IVES	
DWG TITLE: SOFT LANDSCAPE PROPOSALS			
DATE: 2:500@AD		DATE: 2ND APRIL 2026	
DRAWN BY: FAWN	CHECKED: CLA	DWG NO. : CLA/263336/LP01	REV: B

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