
F/YR25/0416/F

**Applicant: Mr Nick Allpress
Allpress Farms Limited**

**Agent : Mr Tim Rutterford
Thurlow Nunn Standen Ltd (SID)**

Land To The West Of Horseway Farm, Byall Fen Drove, Manea, Cambridgeshire

Erect an agricultural storage building, and the formation of an attenuation pond and an access

Officer recommendation: Grant

Reason for Committee: Parish Council comments and number of representations contrary to Officer recommendation

1 EXECUTIVE SUMMARY

- 1.1 This application seeks full planning permission for the erection of an agricultural storage building, and the formation of an attenuation pond and an access.
- 1.2 The development represents minimal issues in terms of visual or residential amenity, highway safety, flood risk and biodiversity and is acceptable in principle given it is an extension to an existing rural enterprise.
- 1.3 Objections have been received from Manea Parish Council and local residents, predominantly surrounding noise and highways issues.
- 1.4 The application is accompanied by a detailed Noise Impact Assessment which concludes that any noise resulting from the building would not exceed representative background sound levels at the nearest dwellings for ventilation or cooling, during the day or night. This assessment has been reviewed by the FDC Environmental Health team who have acknowledged and accepted the detail therein. A condition has been proposed to ensure that noise levels do not exceed those detailed within the Noise Impact Assessment.
- 1.5 The application site is situated within Flood Zone 3 and the application is accompanied by a Flood Risk Assessment (FRA). The Sequential Test within the submitted FRA is not considered to have been applied correctly, however given that the development is classed as 'Less Vulnerable', the FRA confirms that the development would be safe for its lifetime and the fact there is no objection from the Environment Agency, it is not considered that a refusal would be justified in this instance.
- 1.6 Following on from an initial highway objection, the agent has submitted additional details including existing and proposed road traffic movements, swept path analysis and proposed visibility splays. These submitted details indicate that it is unlikely that any significant impact would be introduced upon highway safety given the relatively modest proposed use of the access. The Highways Officer has raised no objection to the proposed new access subject to conditions relating to access layout and drainage.

1.7 It is therefore considered that the concerns raised regarding noise and highways issues have been addressed. As such, the application is recommended for approval.

2 SITE DESCRIPTION

- 2.1 The application site is situated on the north-western side of Byall Fen Drove, between the settlements of Chatteris and Manea. Byall Fen Drove is characterised by sporadic dwellings, with the prominent character being agricultural. At present the application site is a field
- 2.2 The applicant company, Allpress Farms Limited, have an agricultural holding to the east of the application site on the opposite side of Byall Fen Drove.
- 2.3 The closest residential properties to the application site are situated to the north-east and south-west of the application site.
- 2.4 A Grade II Listed Building is situated to the south of the application site at Holly House Farmhouse. An Archaeological findspot is also situated to the south of the application site.
- 2.5 The site is situated within Flood Zones 2 and 3 and an Amber Great Crested Newts zone.

3 PROPOSAL

- 3.1 This application seeks to erect an agricultural storage building, and the formation of an attenuation pond and an access on land to the West of Horseway Farm.
- 3.2 The proposed agricultural storage building would be for leek cold storage and would be situated adjacent to the north-western boundary of the site. The building would comprise four enclosed leek stores and an open-sided storage area. The building would cover a floor area of 60.96m x 24.69 metres approx. The roof proposed would be dual-pitched with an eaves height of 9.55 metres approx and a ridge height of 11.89 metres approx. An external staircase is proposed on the north-east facing side elevation of the building.
- 3.3 The building would be finished in plastisol coated box profile steel composite sheeting. The wall colour would BS colour 12B27 Olive Green and the roof would be BS colour 10A05 Goosewing Grey.
- 3.4 The proposed attenuation pond would be situated to south-west of the proposed building.
- 3.5 A new access is proposed to serve the application site positioned approximately 50 metres from the existing farm entrance on the opposite side of the road. The access would lead to an area of proposed concrete hardstanding for the parking and turning of vehicles.
- 3.6 The application is accompanied by soft landscaping proposals, which include an area of tree planting in the south-western part of the site, the planting of a low

hawthorn hedge to the roadside boundary and a 12m wide planting zone adjacent to the north eastern boundary

- 3.7 Full plans and associated documents for this application can be found at:
<https://www.publicaccess.fenland.gov.uk/publicaccess/>

4 SITE PLANNING HISTORY

| Reference | Description | Decision |
|-------------|--|-----------------------|
| F/0339/89/F | Erect an agricultural storage building, and the formation of an attenuation pond and an access | Refused 08/06/1989 |

5 CONSULTATIONS

5.1 Manea Parish Council

OBJECT: Poor access, Noise from fans affecting neighbouring property

5.2 CCC Highways

CCC Highways initially recommended refusal of this application due to the proposal failing to show appropriate inter vehicle visibility splays from the proposed access and because insufficient transport information was submitted to demonstrate that the development would not be prejudicial to the satisfactory functioning of the highway.

The agent has since submitted visibility splays, swept path analysis data and road traffic movements details.

Following a review of the above documents, CCC Highways have removed their objection to the scheme as the effect of the proposed development on the highway would likely be mitigated subject to suggested conditions. The suggested conditions relate to the layout, construction and drainage of the access, positioning of gates and the requirement of parking and turning space to be provided prior to the first occupation of the development.

5.3 CCC Lead Local Flood Authority

We have reviewed the following documents:

- *Flood Risk Assessment, Frith Blake Consulting LTD, Ref: 3491, Rev: V1, Dated: February 2025*
- *Proposed Drainage Strategy Layout, Frith Blake Consulting LTD, Ref: 3491, Rev: P1, Dated: February 2025*
- *Sections and Details, Frith Blake Consulting LTD, Ref: 3491, Rev: P1, Dated: May 2025*

Based on these, as Lead Local Flood Authority (LLFA) we have no objection in principle to the proposed development.

The LLFA subsequently have requested that pre-commencement conditions be included requiring a detailed surface water drainage scheme and management to be submitted and details of how additional surface water run-off from the site would be avoided during construction to be submitted.

5.4 CCC Archaeology

The CCC Archaeology Officer notes that records indicate that the application site lies in an area of archaeological potential, sat on a raised area of sands and gravels. Due to this archaeological potential, a pre-commencement condition has been requested requiring the implementation of a programme of archaeological works, secured through a Written Scheme of Investigation (WSI).

5.5 FDC Conservation Officer

The FDC Conservation Officer initially raised concerns regarding the siting of the proposed building and the impact this may potentially have on the Grade II Listed farmhouse. The Conservation Officer sought confirmation as to why the building could not be situated within the existing farm area.

The agent confirmed that the existing site is essentially at capacity for further traffic movements and space. The FDC Conservation Officer confirmed they had no objections to the scheme as the development would not result in unacceptable levels of harm to the setting of the GII listed farmhouse, given its setting surrounded by a working farm. The FDC Conservation Officer has caveated this by requesting that landscaping proposals are tightly conditioned to ensure implementation.

5.6 FDC Arboricultural Officer

The tree report demonstrates that only a group of low quality hawthorns will need to be removed, and which can be compensated for with new planting. The report identifies where protection fencing is to be set up and that a pre commencement meeting will determine the future arboricultural supervision visits. This will need to be formulated prior to works commencing on site and details shared with the council.

The new planting is acceptable and will more than compensate for the low quality trees removed.

5.7 FDC Ecology

The FDC Ecology Officer noted that the Ecology surveys undertaken as part of the application have been undertaken by a suitably qualified person and to generally appropriate standards, albeit it is noted that these were undertaken in February which is not an optimal time of year. The comments notes that no designated sites would be affected, nor would notable habitats or notable species.

The FDC Ecology Officer did note that due to the nearby water bodies and ditches nearby which could support amphibians, a condition should be secured should permission be granted to require a Reasonable Avoidance Method Statements (RAMS) for Amphibians to be prepared and agreed by the LPA. They also suggest a pre-commencement condition be secured to require an updated badger and water vole survey to be submitted before any site clearance or groundworks commence.

The Ecology Officer has reviewed the submitted BNG detail and considers an on-site gain of at least 10% could be achieved. They have suggested a Habitat Management and Monitoring Plan (HMMP) be required by condition. They also suggest a condition to require bird nesting and bat roosting boxes to be installed post-completion on site.

A vegetation clearance informative was also suggested to be included should permission be granted.

5.8 FDC Environmental Health

The Environmental Health Team note and accept the submitted information and have 'No Objections' to the proposal, as it is unlikely to have a detrimental effect on local air quality, be affected by ground contamination or adversely impact the local amenity as a result of excessive artificial lighting overspill and/or glare.

The methodology, findings and conclusions of the Adrian James Acoustics Limited Noise Impact Assessment report (Report no. 14410/1) are acknowledged and accepted. Given the type of process involved and predicted noise output coupled with an area where the background noise levels are typically low, it is recommended in the interests of protecting the amenity of those residing at the nearest dwellings that a condition is imposed to ensure that noise levels remain in accordance with those in the aforementioned report.

The noise impact assessment was undertaken in accordance with BS4142:2014+A1:2019 'Methods for rating and assessing industrial and commercial sound' and in the event of complaints received by this service, imposing a condition would allow suitably qualified officers to undertake checks to ensure that acceptable noise levels are being adhered to at the measurement position shown in the report which is located at the boundary of the nearest noise sensitive receptor.

The FDC Environmental Health team have suggested conditions regarding noise emitted from fixed plant and equipment located within the leek storage building. They have also suggested a pre-commencement condition requiring the submission of a Construction Environmental Management Plan (CEMP).

The FDC Environmental Health team have also confirmed that the development is unlikely to introduce any odour issues given that the development is for storage of Leeks. They note that odour issues would likely only become apparent if there was a deviation from appropriate storage practices, resulting in spoiled produce.

5.9 Environment Agency

Thank you for the consultation dated 04 June 2025. We have reviewed the documents as submitted and have no objection to this proposal.

5.10 Anglian Water

Having reviewed the development, there is no connection to the Anglian Water sewers, we therefore have no comments to make.

5.11 Designing Out Crime Officers

The comments received from the Designing Out Crime officers confirmed that there is a low risk to the vulnerability to crime.

The comments further note suggestions regarding lighting, gates & fencing, CCTV and Alarm systems. The comments note that such detail could be conditioned should permission be granted.

5.12 Natural England

NO OBJECTION

5.13 Local Residents/Interested Parties

The statutory neighbour consultation period ran from the 4th June to 25th June. The site notice was displayed on 16th June and expired on the 7th July.

8 letters of objection were received within the aforementioned consultation period from address points in Manea and Chatteris. The reasons for objection are summarised as follows:

| Objecting Comments | Officer Response |
|--------------------|--|
| Condition of road | Addressed in 'Access and Highways' assessment section. |
| Noise | Addressed in 'Residential Amenity' assessment section. |
| Odour | Addressed in 'Residential Amenity' assessment section. |
| Increased traffic | Addressed in 'Access and Highways' assessment section. |
| Size of building | Addressed in 'Design, Visual Amenity and Heritage' assessment section. |
| Impact on view | Addressed in 'Residential Amenity' assessment section. |
| Impact on business | Addressed in 'Other Matters' assessment section. |
| Loss of greenspace | Addressed in 'Landscaping' assessment section. |

25 letters of support were received after the consultation period from address points in Chatteris, March, Wimblington, Manea, Wisbech and Emneth. One of the letters appears to be from a family member of the applicant. A further 6 letters of support were received from address points outside of the district. The reasons for support are summarised as follows:

| Supporting Comments | Officer Response |
|--------------------------|--|
| Supporting local farmers | No further comments to make. |
| Job creation | No further comments to make. |
| Renewable energy | No further comments to make. |
| In keeping | Addressed in 'Design, Visual Amenity and Heritage' assessment section. |
| Landscaping | Addressed in 'Landscaping' assessment section. |
| Accessible location | Addressed in 'Access and Highways' assessment section. |

6 STATUTORY DUTY

- 6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires a planning application to be determined in accordance with the Development Plan unless material planning considerations indicate otherwise. The Development Plan for the purposes of this application comprises the adopted Fenland Local Plan (2014) the Cambridgeshire and Peterborough Minerals and Waste Local Plan (2021).
- 6.2 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires Local Planning Authorities when considering development to pay special attention to preserving a listed building or its setting.

7 POLICY FRAMEWORK

7.1 National Planning Policy Framework (NPPF) 2024

Chapter 2 - Achieving sustainable development
Chapter 4 – Decision-making
Chapter 8 – Promoting healthy and safe communities
Chapter 9 – Promoting sustainable transport
Chapter 12 – Achieving well-designed places
Chapter 14 – Meeting the challenge of climate change, flooding and coastal change
Chapter 15 – Conserving and enhancing the natural environment
Chapter 16 - Conserving and enhancing the historic environment

7.2 National Planning Practice Guidance (NPPG)

Determining a Planning Application

7.3 National Design Guide 2021

Context
Identity
Built Form
Movement
Nature

7.4 Fenland Local Plan 2014

LP1 – A Presumption in Favour of Sustainable Development
LP2 – Facilitating Health and Wellbeing of Fenland Residents
LP3 – Spatial Strategy, the Settlement Hierarchy and the Countryside
LP12 – Rural Areas Development Policy
LP14 – Responding to Climate Change and Managing the Risk of Flooding in Fenland
LP15 – Facilitating the Creation of a More Sustainable Transport Network in Fenland
LP16 – Delivering and Protecting High Quality Environments across the District
LP18 – The Historic Environment
LP19 – The Natural Environment

7.5 Delivering and Protecting High Quality Environments in Fenland SPD 2014

DM2 – Natural Features and Landscaping Schemes
DM3 – Making a Positive Contribution to Local Distinctiveness and character of the Area
DM4 – Waste and Recycling Facilities
DM6 – Mitigating Against Harmful Effects

7.6 Cambridgeshire Flood and Water SPD 2016

7.7 Emerging Local Plan

The Draft Fenland Local Plan (2022) was published for consultation between 25th August 2022 and 19 October 2022, all comments received will be reviewed and any changes arising from the consultation will be made to the draft Local Plan. Given the very early stage which the Plan is therefore at, it is considered, in accordance with Paragraph 49 of the NPPF, that the policies of this should carry extremely limited weight in decision making. Of relevance to this application are policies:

- LP1: Settlement Hierarchy
- LP3: Spatial Strategy for Employment Development
- LP5: Health and Wellbeing
- LP6: Renewable and Low Carbon Energy Infrastructure
- LP7: Design
- LP18: Development in the Countryside
- LP20: Accessibility and Transport
- LP22: Parking Provision
- LP23: Historic Environment
- LP24: Natural Environment
- LP25: Biodiversity Net Gain
- LP27: Trees and Planting
- LP28: Landscape
- LP32: Flood and Water Management

8 KEY ISSUES

- **Principle of Development**
- **Design, Visual Amenity and Heritage**
- **Residential Amenity**
- **Access and Highways**
- **Flood Risk**
- **Archaeology**
- **Ecology**
- **Biodiversity Net Gain (BNG)**
- **Other Matters**

9 ASSESSMENT

Principle of Development

- 9.1 The application site is located within the open countryside, between the built up settlements of Chatteris and Manea, on the north-western side of Byall Fen Drove. The site is considered to fall within an 'Elsewhere' location, as set out within the Settlement Hierarchy in Policy LP3. Development in such locations will be restricted to that which is demonstrably essential to the effective operation of local agriculture, horticulture, forestry, outdoor recreation, transport or utility services.
- 9.2 The application is accompanied by a Design & Access Statement/Planning Statement which sets out the requirement for the leek storage building in this location.

- 9.3 The principle of development is therefore considered to be acceptable, subject to further policy considerations set out below.

Design, Visual Amenity and Heritage

- 9.4 Policy LP16 of the Fenland Local Plan seeks to ensure that development makes a positive contribution to the local distinctiveness and character of the area, enhances its local setting, responds to and improves the character of the local built environment, provides resilience to climate change, reinforces local identity and does not adversely impact, either in design or scale terms, on the street scene, settlement pattern or the landscape character of the surrounding area.
- 9.5 Policy LP18 seeks to protect, conserve and seek opportunities to enhance the historic environment throughout Fenland.
- 9.6 The application site is situated on the north-western side of Byall Fen Drove. Byall Fen Drove is predominantly characterised by agricultural land and development, with the presence of few sporadic dwellings. Immediately opposite the site is Allpress Farms, which includes several agricultural buildings. A Grade II Listed Building is situated on the opposite side of Byall Fen Drove, approximately 140 metres from the proposed agricultural storage building.
- 9.7 The proposed development would be visible from the public realm given the open landscape character of the surrounding area and the scale of the proposed building. The site is currently an open field and therefore the change to a yard and the introduction of a large agricultural building would significantly change the character of the site.
- 9.8 Notwithstanding this however, the type of building proposed is not untypical in such a location and is not dissimilar to existing agricultural development within the immediate vicinity of the site which diminishes the impact of the development.
- 9.9 In addition to the above, a comprehensive landscaping scheme has been submitted as part of this application. The proposals include the planting of a number of trees, shrubs and native hedge. A 1.2m earth bund is also proposed on the south-eastern site boundary, which would be formed from spoils arising from the site. Whilst the proposed earth bund would also introduce some visual impact, landscaping is proposed to the earth bund and the overall height of this is quite limited. The landscaping proposed would therefore aid in softening the visual appearance of the development.
- 9.10 The Grade II Listed Building opposite the site is acknowledged, however upon consultation with the FDC Conservation Officer, no objections were raised as it is unlikely that the proposed development would introduce harm to the setting of the Listed Building given that it is a historic farmhouse, with an existing working farm adjacent. The application is accompanied by detailed landscaping proposals which will aid in obscuring the view and presence of the development within the site.
- 9.11 It is therefore considered that the development would be acceptable in design, visual amenity and heritage grounds and is therefore considered to be compliant with Policy LP16 and LP18 in this regard.

Residential Amenity

- 9.12 Policy LP2 and LP16 of the Fenland Local Plan seek to ensure that development does not adversely impact upon adjacent residential amenity.
- 9.13 The closest residential properties to the application site are situated to the north-east and south-west of the application site. The dwelling to the north-east (Horseway Farm) would be situated approximately 105 metres from the proposed storage building. The dwellings to the south-west of the application site (Potts Bridge Cottages) would be situated approximately 72 metres from the proposed storage building.
- 9.14 The proposed building would be visible to both adjacent neighbouring properties given the open nature of the site and its surroundings, as well as the scale of the building proposed on site. Notwithstanding this however, there is sufficient clearance between the proposed building and adjacent neighbouring properties, as well as proposed landscaping to ensure that adverse overbearing, overshadowing or overlooking impacts are not introduced.
- 9.15 The comments received regarding the impact on views from adjacent residential dwellings are acknowledged. The loss of view is not a material planning consideration and therefore cannot be used as a reason to justify refusal of this application.
- 9.16 It is acknowledged that a number of the letters of objection received have raised concern with regard to potential noise and odour from the proposed agricultural storage building.
- 9.17 The proposed building will see an intensification of operation at the site. The application was supported by a Design and Access Statement, Noise Impact Assessment, Air Quality Assessment and Health Impact Assessment. These documents demonstrate that the proposed scheme will not give rise to any undue residential amenity or health impacts from matters such as odour. In addition to this, it is unlikely that the storage of leeks would introduce significant odour issues, and this has been confirmed with the FDC Environmental Health team. Whilst there may be potential for spoilt produce to emit odours, it would not be considered reasonable to condition details regarding the disposal of spoilt produce and this would be expected to be part of the normal management of such storage.
- 9.18 The application is accompanied by a detailed Noise Impact Assessment which concludes that any noise resulting from the building would not exceed representative background sound levels at the nearest dwellings for ventilation or cooling, during the day or night. This assessment has been reviewed by the FDC Environmental Health team who have acknowledged and accepted the detail therein. They have raised no objections to the proposed development on noise grounds, subject to the inclusion of a condition to control the noise emitted from the building and the submission of a construction environmental management plan. Both suggested conditions are reasonable and will be recommended should permission be granted.
- 9.19 Notwithstanding the above, should the Environmental Health Team receive substantiated complaints in respect of noise, odour, dust, pests, or waste as a result of the development, appropriate nuisance action can be taken where necessary under separate Environmental Legislation.

- 9.20 As such, given the above, it is considered that the scheme is compliant with Policies LP2 and LP16 with respect to residential amenity and health, subject to conditions.

Access and Highways

- 9.21 Policy LP15 of the Fenland Local Plan seeks to ensure that development provides well designed, safe and convenient access for all.
- 9.22 This application proposes a new access to serve the site off Byall Fen Drove. The proposed access would be positioned approximately 50 metres from the existing farm entrance. It is acknowledged that a number of the objection comments received have raised concern regarding the proposed new access and the impact this may have on the highway network.
- 9.23 Following on from the initial highway objection, the agent has submitted additional details including existing and proposed road traffic movements, swept path analysis and proposed visibility splays. These submitted details indicate that it is unlikely that any significant impact would be introduced upon highway safety given the relatively modest proposed use of the access. The Highways Officer has raised no objection to the proposed new access subject to a number of conditions relating to access layout and drainage. These conditions could be secured should permission be granted.
- 9.24 A number of comments received have raised concerns regarding the existing condition of roads surrounding the application site. Road condition is the responsibility of the landowner (in this instance the Local Highway Authority). It is not the responsibility of the applicant to repair or maintain the road surface and therefore this cannot be used as a reason to refuse the application.
- 9.25 The submitted site plan details an area of hardstanding to the front of the proposed agricultural storage building. This is sufficiently sized to allow vehicles to turn within the site.
- 9.26 The development is therefore considered to comply with Policy LP15 in this regard.

Flood Risk

- 9.27 Policy LP14 of the Fenland Local Plan and paragraphs 170-182 of the National Planning Policy Framework set out the approach to developing land in relation to flood risk, with both documents steering development in the first instance towards land at a lower risk of flooding. This is achieved by means of requiring development proposals to undertake a sequential test to determine if there is land available for development at a lower risk of flooding than the application site and only resorting to development in those higher flood risk areas if it can be demonstrated that there are no reasonably available sites at a lower risk of flooding.
- 9.28 The application site is situated within Flood Zone 2 and 3 and a Flood Risk Assessment (FRA) has been submitted with the application. Regarding the application of the Sequential Test, the submitted FRA makes reference to Table 2 of the Flood Risk and Coastal Change Planning Practice Guidance (PPG), however this table specifically relates to the application of the Exception Test. With regard to the Sequential Test, the submitted FRA is limited in detail, referring to

the Design and Access Statement submitted. It is understood from the Design and Access statement that the site has been chosen due to traffic concerns if the proposal was to be sited at the existing site.

- 9.29 Whilst the justification submitted with the application is limited in terms of the sequential approach, the proposed building would be classed as a 'Less Vulnerable' development type as set out within both the NPPF and the Cambridgeshire Flood and Water SPD. Less Vulnerable developments are considered compatible with Flood Zones 2 and 3 in certain circumstances. Less Vulnerable developments also do not require the Exception Test.
- 9.30 Notwithstanding the failure to fully address the Sequential Test, the submitted FRA does detail that the development would be safe from flooding for its lifetime. The Environment Agency and CCC LLFA were also consulted on this application and have raised no objection, subject to conditions. As set out elsewhere within the report the principle of locating the development at this site is considered to be acceptable. It is therefore considered that the failure to apply the Sequential Test in this instance would not warrant a refusal of the application.
- 9.31 It is therefore considered that despite the site being located in Flood Zones 2 and 3, the proposed development may be considered acceptable and, on balance, complies with Policy LP14 and the Cambridgeshire Flood and Water SPD in this regard.

Archaeology

- 9.32 The application site is situated within an area of archaeological potential, sat on a raised area of both sands and gravels. There are a few findspots within proximity of the application site. As such, upon consultation with CCC Archaeology, a pre-commencement condition has been requested requiring the implementation of a programme of archaeological work, secured in accordance with a Written Scheme of Investigation (WSI). This condition is considered reasonable and therefore would be secured to a decision should permission be granted.

Ecology

- 9.33 Policy LP19 of the Fenland Local Plan seeks conserve, enhance and promote the biodiversity and geological interest of the natural environment throughout Fenland.
- 9.34 The application site is situated within an Amber Great Crested Newts zone.
- 9.35 The application is accompanied by a Preliminary Ecological Appraisal (PEA) which confirms that is unlikely that any GCN would be adversely impacted by the proposals. The PEA also advises that a single protected species survey should be undertaken prior to development commencing on site for water voles, due to the proximity of the proposed earth banking to the northeastern boundary of the site. A pre-commencement check for badgers was also recommended.
- 9.36 The FDC Ecology Officer has raised no objection to the proposed development subject to conditions requiring a Reasonable Avoidance Measures Method Statement for Amphibians to be submitted prior to the commencement of development on site. They have also suggested updated surveys for both water voles and badgers on site and the inclusion of bird nesting and bat boxes. These conditions are considered reasonable and would be included on a decision if permission were granted.

Biodiversity Net Gain (BNG)

- 9.37 The Environment Act 2021 requires development proposals to deliver a net gain in biodiversity following a mitigation hierarchy which is focused on avoiding ecological harm over minimising, rectifying, reducing and then off-setting. This approach accords with Local Plan policies LP16 and LP19 which outlines a primary objective for biodiversity to be conserved or enhanced and provides for the protection of Protected Species, Priority Species and Priority Habitat.
- 9.38 In this instance a Biodiversity Gain Condition is required to be approved before development is begun.
- 9.39 The FDC Ecology Officer accepts that the landscaping on site could achieve an overall BNG of at least 10%. They have suggested that a habitat management and monitoring plan (HMPP) be conditioned.

Other Matters

- 9.40 The comments received from the Designing Out Crime Officer are acknowledged. They have suggested several measures to be provided on site regarding lighting, fencing, CCTV and alarm systems. These details can be conditioned should permission be granted.
- 9.41 A letter of objection raised concerns regarding potential impact on an adjacent business, however, did not provide any detail of such potential impact and therefore it is somewhat difficult to assess such impact. Notwithstanding this however, given the agricultural character of the area and the presence of similar buildings in the immediate vicinity of the site, it is unlikely that this development would adversely impact on adjacent businesses.
- 9.42 The comments received regarding the loss of greenspace are acknowledged. The existing use of the site is agricultural and the landscaping proposed is considered to improve the current biodiversity on site and therefore this cannot be used as a reason to justify refusal of this application.

10 CONCLUSIONS

- 10.1 The proposed development is considered acceptable and accords with the relevant policies of the Fenland Local Plan. Whilst objections have been received from Manea Parish Council and local residents predominantly regarding noise, odour and highways impacts, these have been addressed and overcome within the assessment of the application and there are accordingly no outstanding technical objections from consultees.
- 10.2 The development represents acceptable impacts in terms of visual or residential amenity, highway safety, flood risk and biodiversity and is acceptable in principle given it is a development required for agricultural purposes within a rural location. The application is therefore recommended for approval, subject to conditions.

11 RECOMMENDATION

Grant; subject to the following conditions:

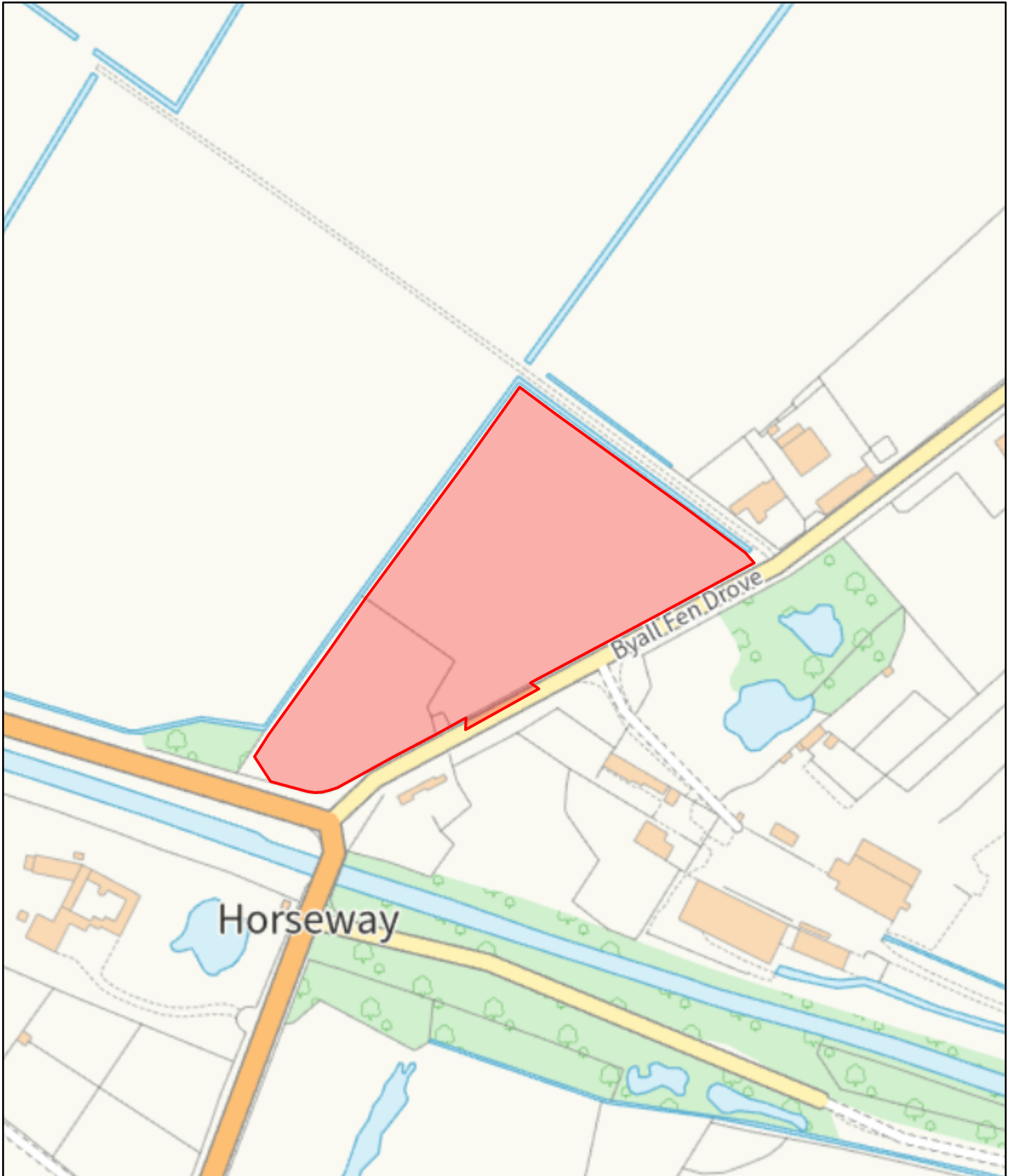
| | |
|---|---|
| 1 | <p>Start date</p> <p>The development permitted shall be begun before the expiration of 3 years from the date of this permission.</p> <p>Reason: To ensure compliance with Section 51 of the Planning and Compulsory Purchase Act 2004.</p> |
| 2 | <p>Archaeology</p> <p>No demolition/development shall commence until the applicant, or their agents or successors in title, has implemented a programme of archaeological work, commencing with the evaluation of the application area, that has been secured in accordance with a Written Scheme of Investigation (WSI) that has been submitted to and approved by the Local Planning Authority in writing. For land that is included within the WSI, no demolition/development shall take place other than under the provisions of the agreed WSI, which shall include:</p> <ul style="list-style-type: none">a. The statement of significance and research objectives;b. The programme and methodology of investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works;c. The timetable for the field investigation as part of the development programme;d. The programme and timetable for the analysis, publication & dissemination, and deposition of resulting material and digital archives. <p>Reason: To safeguard archaeological assets within the approved development boundary from impacts relating to any demolitions or groundworks associated with the development scheme and to ensure the proper and timely preservation and/or investigation, recording, reporting, archiving and presentation of archaeological assets affected by this development, in accordance with national policies contained in the National Planning Policy Framework (DLUHC 2023).</p> |
| 3 | <p>Surface Water Scheme</p> <p>No laying of services, creation of hard surfaces or erection of a building shall commence until a detailed surface water drainage scheme and maintenance plan for the site, based on the agreed Proposed Drainage Strategy Layout, Frith Blake Consulting LTD, Ref: 3491, Rev: P1, Dated: February 2025 has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in full accordance with the approved details prior to the first use of the building.</p> <p>Reason: To ensure that the proposed development can be adequately drained and to ensure that there is no increased flood risk on or off site resulting from the proposed development and to ensure that the principles of sustainable drainage can be incorporated into the development in accordance with the NPPF and Policy LP14 of the Fenland Local Plan (2014).</p> |

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|---|---|
| 4 | <p>Surface water during construction</p> <p>No development, including preparatory works, shall commence until details of measures indicating how additional surface water run-off from the site will be avoided during the construction works have been submitted to and approved in writing by the Local Planning Authority. The applicant may be required to provide collection, balancing and/or settlement systems for these flows. The approved measures and systems shall be brought into operation before any works to create buildings or hard surfaces commence.</p> <p>Reason: To ensure surface water is managed appropriately during the construction phase of the development, so as not to increase the flood risk to adjacent land/properties or occupied properties within the development itself in accordance with the NPPF and Policy LP14 of the Fenland Local Plan (2014); recognising that initial works to prepare the site could bring about unacceptable impacts.</p> |
| 5 | <p>Flood risk mitigation</p> <p>The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (Frith Blake Consulting LTD, Ref: 3491, Rev: P1, Dated: February 2025).</p> <p>Reason: To reduce the risk of flooding to the proposed development and future occupants in line with Policy LP14 of the Fenland Local Plan (2014).</p> |
| 6 | <p>Noise</p> <p>The rating level of the noise emitted from fixed plant and equipment located within the leek storage building shall not exceed 9dB LAr, Tr (ventilation) and 19dB LAr, Tr (cooling) or 33dB LAr, Tr (loading) at Monitoring Position 1 (boundary with Horseway Farm) as shown on Figure 6 within the Noise Impact Assessment report (Report no. 14410/1) dated 06.02.2025 when assessed in accordance with BS 4142:2014+A1(2019).</p> <p>Reason: To ensure that the amenities of occupiers of other premises in the vicinity are protected in compliance with Policy LP2 and LP16 of the Fenland Local Plan (2014).</p> |
| 7 | <p>Construction Environmental Management Plan (CEMP)</p> <p>Prior to any work commencing on the site a Construction Environmental Management Plan (CEMP) shall be submitted to and agreed in writing with the Local Planning Authority regarding mitigation measures for noise, dust and lighting during the construction phase. The approved CEMP shall be adhered to throughout the demolition and/or construction period and must demonstrate the adoption of best practice to reduce the potentially adverse effects on those living and working nearby the development site, whilst also acknowledging the health, safety and welfare of those working on site.</p> <p>Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policies LP2 and LP16 of the Fenland Local Plan, adopted May 2014. The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted.</p> |

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| 8 | <p>RAMS (Amphibians)</p> <p>Prior to the commencement of any development, a Reasonable Avoidance Method Statement (RAMS) for Amphibians demonstrating the proposed measures to avoid harm to protected species and their habitats, shall be submitted to and approved in writing by the Local Planning Authority. The RAMS shall be based on the findings of the submitted Preliminary Ecological Appraisal, (James Blake Associates, March 2025) and should outline measures to minimise the risk of disturbance, injury, or death to protected Amphibians and damage to their habitats. All works shall be carried out in accordance with the agreed RAMS.</p> <p>Reason: In order to ensure that compliance with Section 1 of the Wildlife and Countryside Act 1981 (as amended) with respect to specially protected species and in line with the aims of the National Planning Policy Framework and Policy LP19 of the Fenland Local Plan 2014.</p> |
| 9 | <p>Water Voles</p> <p>No development, including preparatory works, shall in any circumstances commence until pre-commencement surveys for Water Voles have been completed and confirmed no Water Voles are present. A copy of the survey report must be submitted to the LPA within 1 week of the completion of the survey.</p> <p>If Water Voles are found to be present, no development, including preparatory works shall be undertaken until a Water Voles mitigation strategy has been provided to and approved by the LPA.</p> <p>Reason: In order to ensure that compliance with Section 1 of the Wildlife and Countryside Act 1981 (as amended) with respect to specially protected species and in line with the aims of the National Planning Policy Framework and Policy LP19 of the Fenland Local Plan 2014.</p> |
| 10 | <p>Mammals</p> <p>No development, including preparatory works, shall in any circumstances commence until pre-commencement surveys for Mammals have been completed and confirmed no Mammals are present. A copy of the survey report must be submitted to the LPA within 1 week of the completion of the survey.</p> <p>If Mammals are found to be present, no development, including preparatory works shall be undertaken until a Mammals mitigation strategy has been provided to and approved by the LPA.</p> <p>Reason: In order to ensure that compliance with Section 1 of the Wildlife and Countryside Act 1981 (as amended) with respect to specially protected species and in line with the aims of the National Planning Policy Framework and Policy LP19 of the Fenland Local Plan 2014.</p> |
| 11 | <p>Bird and Bat boxes</p> <p>Prior to the first use of the development, at least 2 bird boxes and 2 bat boxes have been suitably designed into the scheme in accordance with best practice</p> |

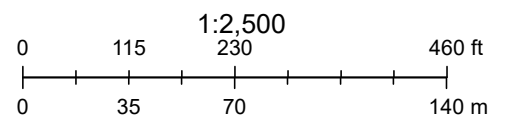
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| | <p>methodology as set out by the Royal Society for the Protection for Birds and Bat Conservation Trust, evidence of the inclusion of these boxes should be provided to the Local Planning Authority.</p> <p>Reason: To ensure the development provides a net gain in biodiversity in accordance with LP19 of Fenland Local Plan and the NPPF.</p> |
| 12 | <p>Tree Protection</p> <p>Prior to the commencement of any works or storage of materials on the site all trees that are to be retained shall be protected in accordance with British Standard 5837:2012. Moreover measures for protection in accordance with that standard, which shall be submitted to and agreed in writing by the LPA prior to commencement of works on site, shall be implemented and maintained to the Local Planning Authority's reasonable satisfaction until the completion of the development for Building Regulations purposes.</p> <p>Reason: To ensure that retained trees are adequately protected in accordance with Policies LP16 and LP19 of the Fenland Local Plan, adopted May 2014.</p> |
| 13 | <p>Access construction</p> <p>Prior to the first use of the development the vehicular accesses where it crosses the public highway shall be laid out and constructed using a bound material, for the first 5 metres from the boundary of the public highway into the site, to prevent debris spreading onto the public highway, in accordance with Cambridgeshire County Council's construction specification.</p> <p>Reason: In the interests of highway safety and to ensure satisfactory access into the site in compliance with Policy LP15 of the Fenland Local Plan (2014).</p> |
| 14 | <p>Access drainage</p> <p>The approved access and all hardstanding within the site shall be constructed with adequate drainage measures to prevent surface water run-off onto the adjacent public highway and retained in perpetuity.</p> <p>Reason: To prevent surface water discharging to the highway in accordance with Policy LP15 of the Fenland Local Plan (2014).</p> |
| 15 | <p>Parking and turning</p> <p>Prior to the first use of the development sufficient space shall be provided within the site to enable vehicles to:</p> <ul style="list-style-type: none"> a) enter, turn and leave the site in forward gear b) park clear of the public highway <p>The area shall be levelled, surfaced and drained and thereafter retained for that specific use.</p> <p>Reason: In the interests of satisfactory development and highway safety in accordance with Policy LP15 of the Fenland Local Plan (2014).</p> |
| 16 | <p>Gates</p> <p>The proposed gates must be set back at least 18m into the applicant's</p> |

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| | <p>property from the boundary of the public highway, and retained in perpetuity.</p> <p>Reason: In the interest of highway safety in accordance with Policy LP15 of the Fenland Local Plan (2014).</p> |
| 17 | <p>Lighting and CCTV</p> <p>Prior to the first use of the development, a scheme for the provision of external lighting and CCTV shall be submitted to and approved in writing by the Local Planning Authority. Such approved details shall be installed prior to commencement of use/occupation of the approved agricultural building and retained thereafter in perpetuity.</p> <p>Reason: In order to ensure adequate safety and security on site to accord with Policy LP16 of the Local Plan.</p> |
| 18 | <p>Materials</p> <p>The materials to be used for the external walls and roof shall be in strict accordance with those specified in the application unless different materials are first agreed in writing with the Local Planning Authority. Development shall be carried out in accordance with the approved details.</p> <p>Reason: To safeguard the visual amenities of the area in accordance with Policy LP16 of the Fenland Local Plan, adopted May 2014.</p> |
| 19 | <p>BNG</p> <p>No development, including preparatory works, shall commence until a Biodiversity Gain plan shall be submitted to and approved in writing by the Local Planning Authority; The Biodiversity Gain plan shall deliver a minimum of 10% biodiversity net gain and will include as a minimum, where applicable:</p> <ul style="list-style-type: none"> i) Details regarding how the biodiversity gain hierarchy has been applied; ii) Details regarding proposed significant on-site biodiversity enhancements; and/or; iii) Details regarding proposed significant off-site biodiversity gains; iv) A completed pre and post development biodiversity metric calculation; and v) A Habitat management and monitoring plan for both on and off site improvements. <p>The approved plan will be implemented within 1 year of the approval and so maintained for at least 30 years after the development is completed.</p> <p>Reason: To ensure compliance with Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021).</p> |
| 20 | <p>Approved Plans</p> <p>The development hereby permitted shall be carried out in accordance with the following approved plans and documents</p> |



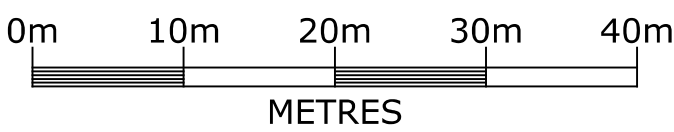
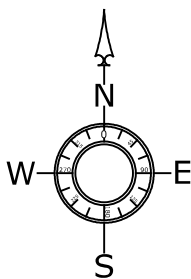
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 Fenland District Boundary



Fenland District Council

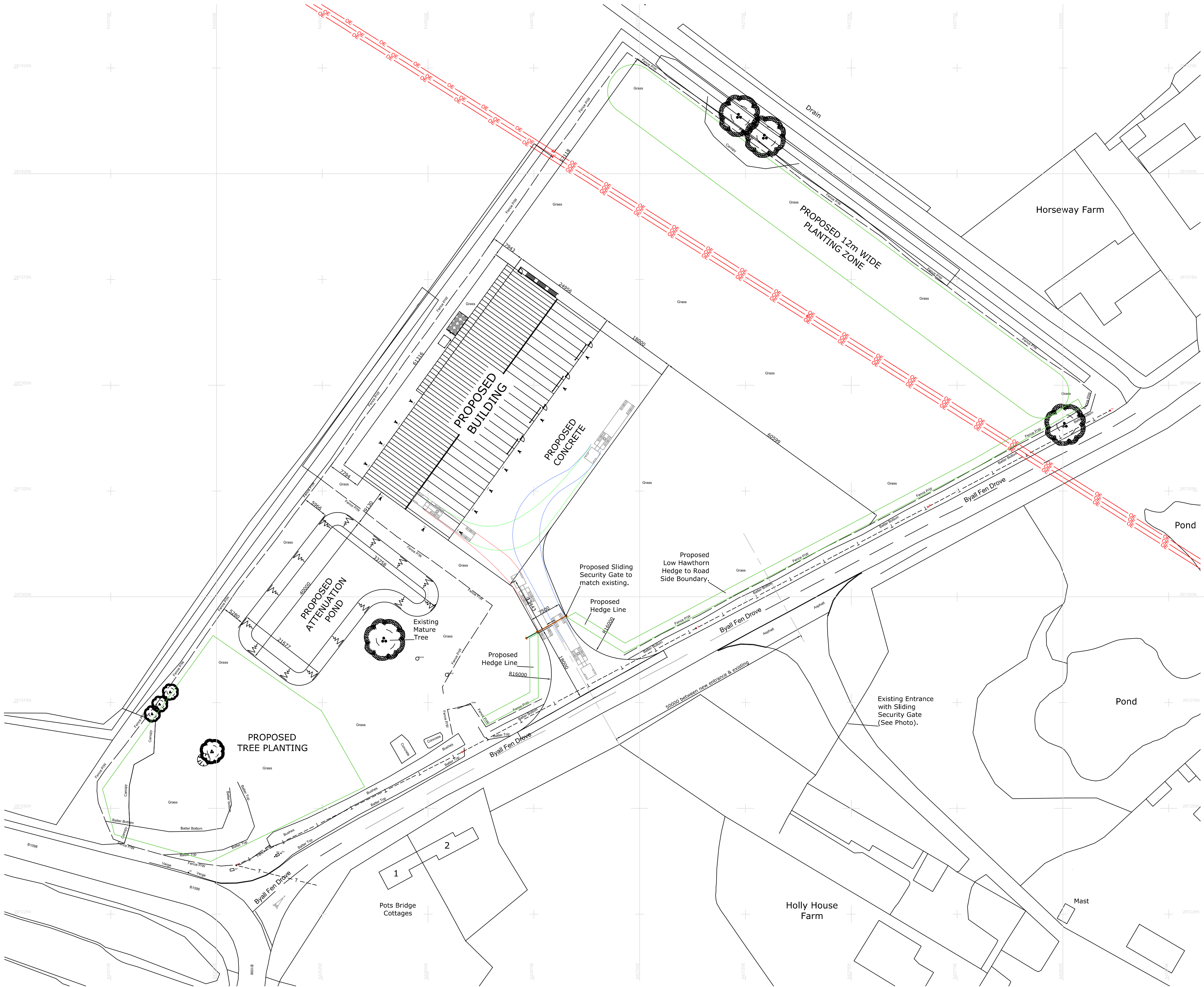
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|-----------------|------------|------------|--------|
| Name | Easting | Northing | Height |
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| STNTGT02 | 542717.208 | 287292.717 | 3.323 |
| STNTGT03 | 542639.666 | 287250.570 | 3.595 |



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Photo showing existing gate and entrance at Holly House Farm.



| ISS. | DATE. | REVISION. | DRN. |
|------|----------|---|------|
| P3 | 02.06.25 | Drawing scale changed to 1:500 | SCP |
| P2 | 13.05.25 | Surrounding area, Dimensions and Hedge added. | SCP |
| P1 | 04.04.25 | Lorry turning route added, Concrete revised. | SCP |

Proposed Leek Store at:
Land opposite Holly House Farm,
Chatteris, Cambs. PE16 6XQ

PROPOSED SITE PLAN

CLIENT:
ALLPRESS FARMS LTD
HOLLY HOUSE FARM
HORSEWAY
CHATTERIS
CAMBS. PE16 6XQ

Thurlow Nunn Standen Ltd.

Specialist Installations Division
Unit 45, Symonds Farm Business Park,
Newmarket Road, Risby,
Bury St Edmunds,
Suffolk, IP28 6RE.
Tel : (01284) 812060
Email : sid@tnsgroup.co.uk




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| SCALE: 1:500 | SHEET: A1 | DRAWN BY: Stephen C. Powell |
| SALES ORDER No: ; DATE: January 2025 | DRAWING No: 2337 : 03 : 01 | ISSUE : P3 |



VIEW OF EXISTING SITE FROM BYALL FEN DROVE.
(Google Streetview)



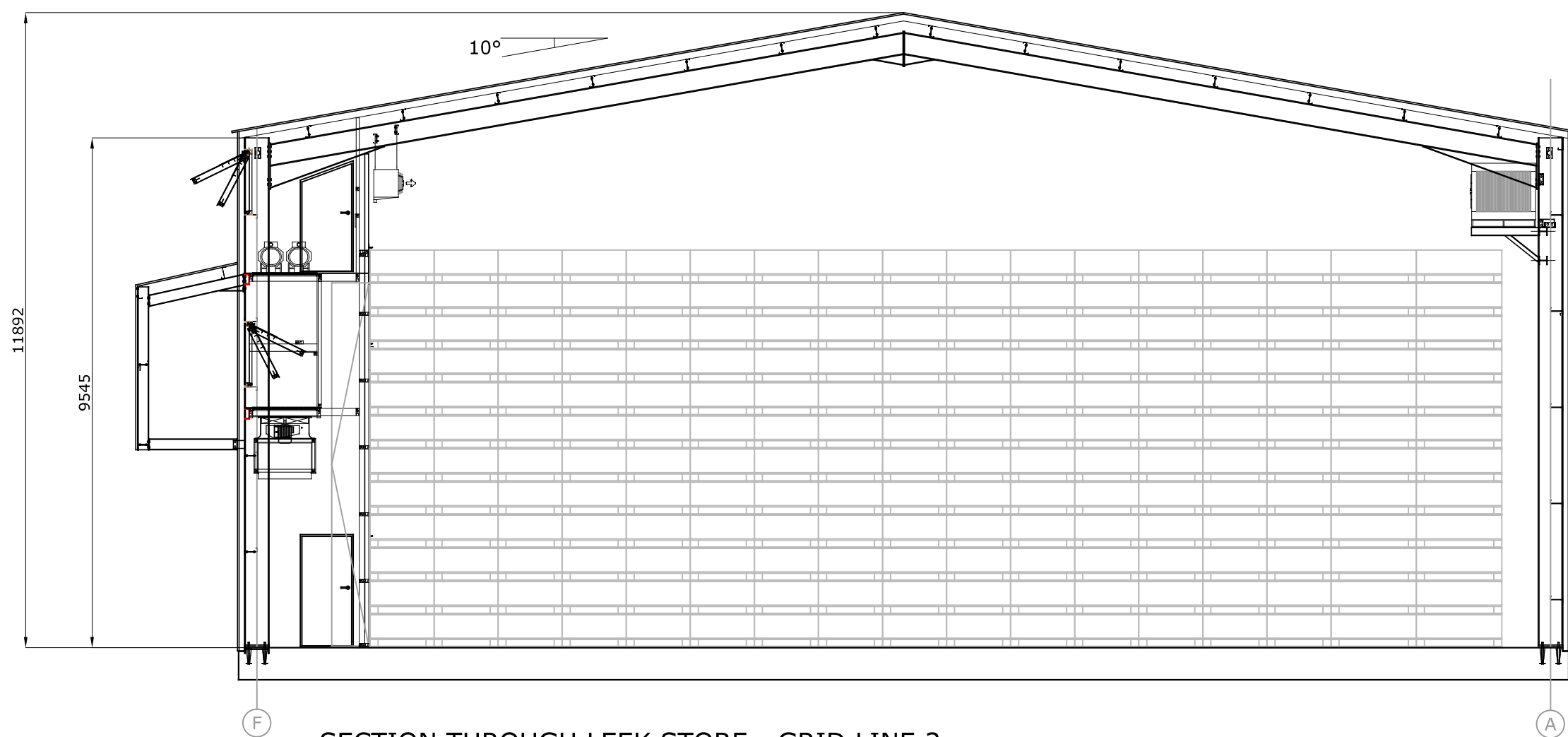
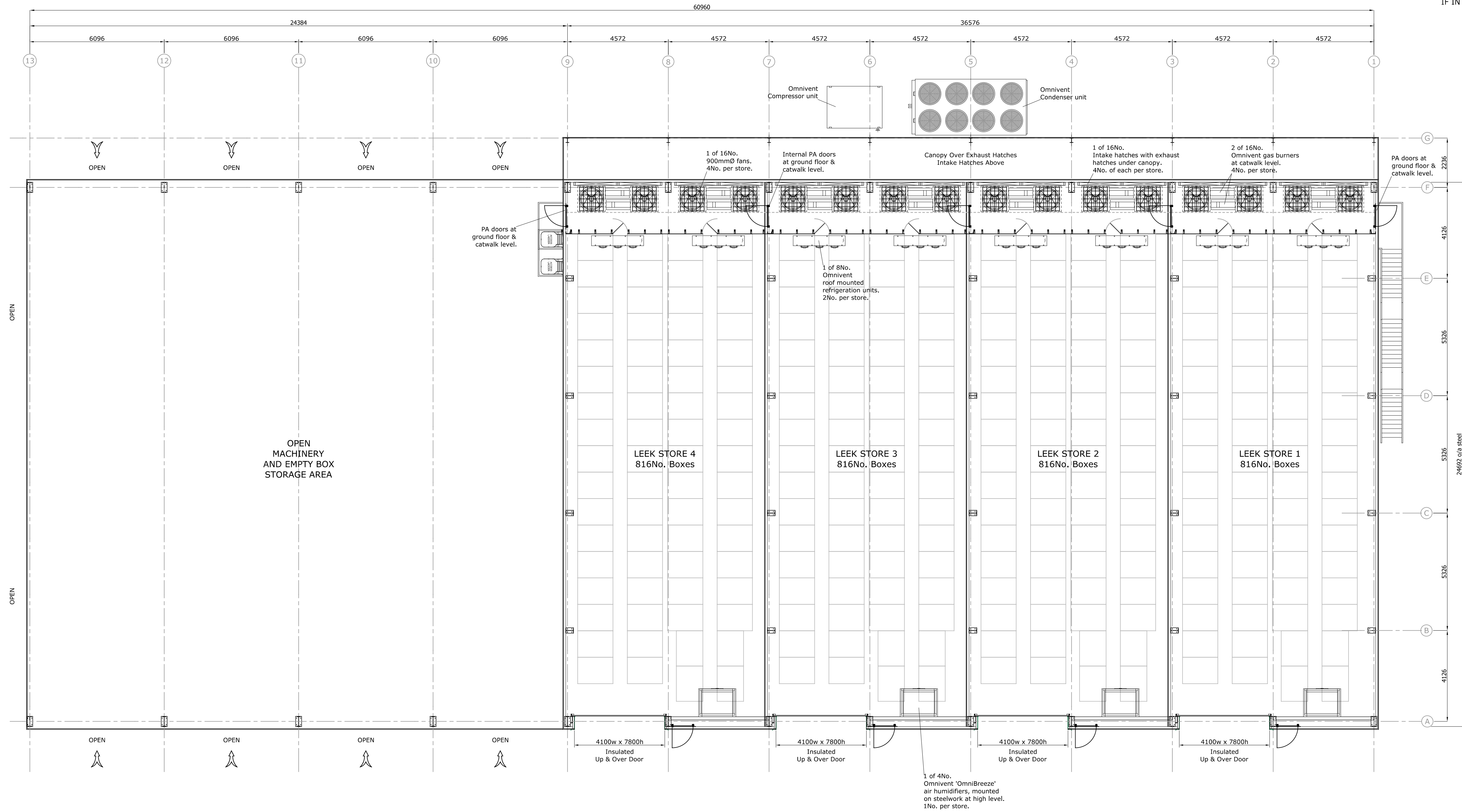
APPROXIMATE VIEW OF PROPOSED SITE FROM BYALL FEN DROVE.
(Google Streetview)

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|------|-------|-----------|--|--|--|---|--|--|---|--|--|-----------------|--------|------------------|--|--------|--|
| | | | PROJECT: | | | CLIENT: | | | ThurLOW Nunn Standen Ltd. Specialist Installations Division Unit 45, Symonds Farm Business Park, Newmarket Road, Risby, Bury St Edmunds, Suffolk, IP28 6RE.  | | | SCALE: | SHEET: | DRAWN BY: | | | |
| | | | Proposed Leek Store at: Land opposite Holly House Farm, Chatteris, Cambs. PE16 6XQ | | | ALLPRESS FARMS LTD HOLLY HOUSE FARM HORSEWAY CHATTERIS CAMBS. PE16 6XQ | | | | | | NTS | A3 | Stephen C Powell | | | |
| | | | | | | | | | | | | SALES ORDER No. | | DRAWING No: | | ISSUE: | |
| | | | | | | | | | | | | ... | | 2337 : | | PO | |
| | | | | | | | | | | | | DATE: | | 03 : 03 | | | |
| | | | | | | | | | | | | May 2025 | | | | | |
| REV. | DATE. | REVISION. | DRN. | | | STREET SCENE IMPRESSION | | | | | | | | | | | |

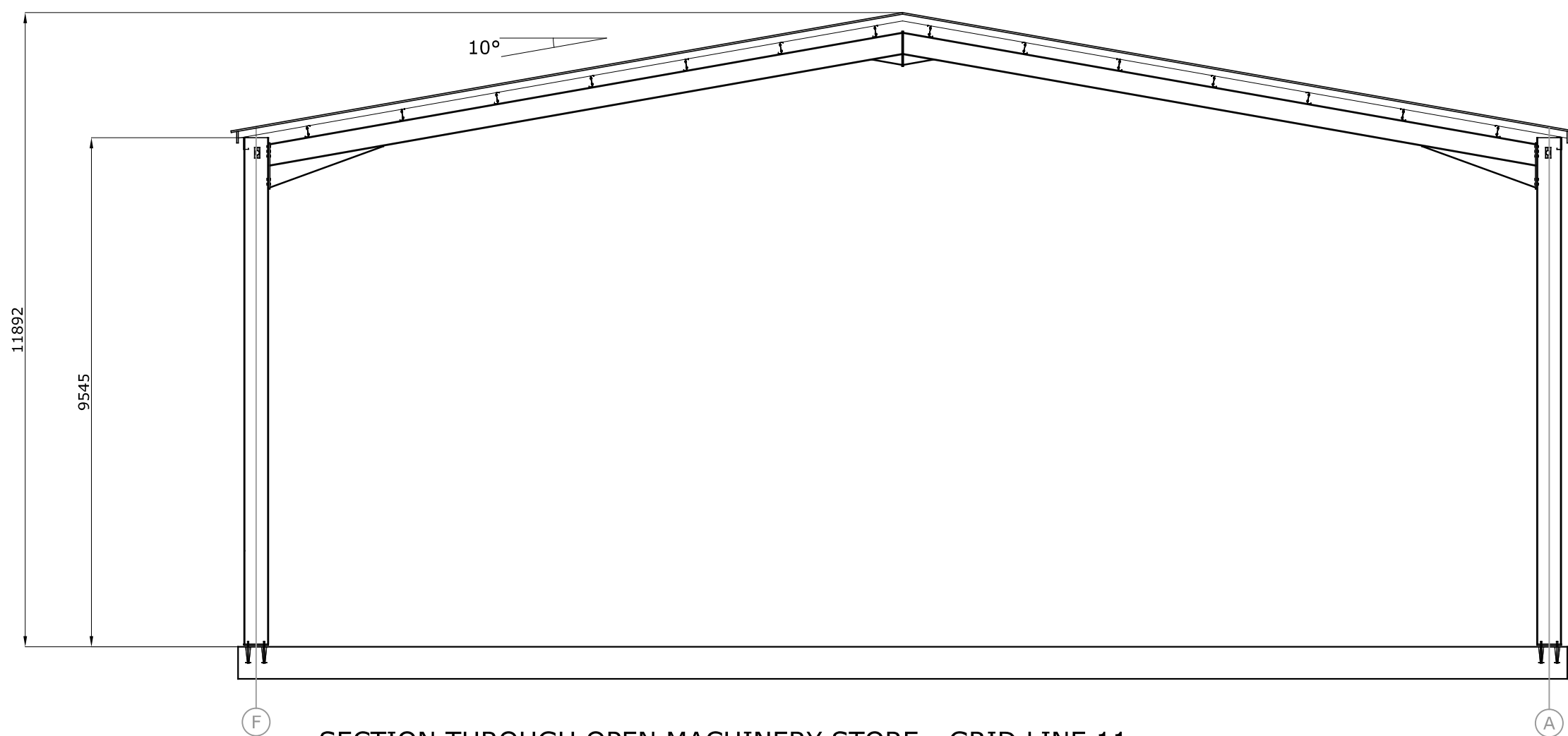
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SECTION THROUGH LEEK STORE - GRID LINE 2



SECTION THROUGH OPEN MACHINERY STORE - GRID LINE 11

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| | | | |
| P1 | 14.01.25 | Ventilation equipment and hatches revised. | SCP |
| ISS. | DATE | REVISION. | DRN |

Proposed Leek Store at:
Land opposite Holly House Farm,
Chatteris, Cambs. PE16 6XQ

GENERAL ARRANGEMENT

CLIENT:
ALLPRESS FARMS LTD
HOLLY HOUSE FARM
HORSEWAY
CHATTERIS
CAMBS. PE16 6XQ

Thurlow Nunn Standen Ltd.
Specialist Installations Division

Unit 45, Symonds Farm Business Park,
Newmarket Road, Risby,
Bury St Edmunds,
Suffolk. IP28 6RE

Tel : (01284) 812060
Email : sid@tnsgroup.co.uk



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|-----------------|-------------|-------------------|
| SCALE: | SHEET: | DRAWN BY: |
| 1:100 | A1 | Stephen C. Powell |
| SALES ORDER No: | DRAWING No: | ISSUE : |
| ; | 2337 : | P1 |
| DATE: | 05 : 01 | |
| November 2024 | | |