Our Ref: 25/80023/COND
Your Ref: 295 Priory Centre

5 March 2025

Angel Madix
AOC Architecture Ltd
Unit 61, Regent Studios
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Dear Sir/Madam

HUNTINGDONSHIRE DISTRICT COUNCIL
Application for Discharge of planning condition(s)

Proposal: Discharge of condition 13 (flood measures and evacuation plan) of 24/00515/HDC

Site address: Priory Centre Priory Lane St Neots PE19 2BH

Your client: Caldbeck

Please find enclosed our formal decision notice relating to above application for approval of details relating to the above planning condition.

Yours faithfully

Clara Kerr
Chief Planning Officer

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5th March 2025

Dear Sir/Madam

Town And Country Planning (Development Management Procedure) (England) Order 2015 (Amended).

Proposal: Discharge of condition 13 (flood measures and evacuation plan) of 24/00515/HDC

Site address: Priory Centre Priory Lane St Neots PE19 2BH

Applicant: Caldbeck Huntingdonshire District Council

I refer to your application above received on 31 January 2025 and the plans, drawings and documents which form part of the application as described below.

The following condition/s are Approved

Condition 13 - Flood measures and evacuation plan
Condition wording: No development above ground level shall commence until details of the flood resilience and resistance measures and a detailed flood evacuation plan (based on the submitted Flood Risk Assessment & Drainage Strategy by Simple Works Ltd dated August 2024) shall be submitted and approved by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details prior to the occupation of any part of the development and retained as such.
Reason - To prevent the increased risk of flooding in accordance Policy LP5 of the Huntingdonshire Local Plan to 2036.

Submission:
Flood Resistance and Resilience Assessment, AOC Architecture, Ref: 295, Dated: 7th January 2025
Flood Warning & Evacuation, AOC Architecture, Ref: 295, Dated: 16th December 2024

The Council's Emergency Planning Advisor has reviewed the submitted flood measures and evacuation plan and has raised no objection provided that the proposed measures are implemented. The Local Lead Flood Authority has also raised no objection and the Environment Agency has no comments. It is considered that the submitted design and evacuation plan would aid in the prevention of the increased risk of flooding in accordance Policy LP5 of the Huntingdonshire Local Plan to 2036.

Condition 13 is discharged. It remains for the development to be implemented in accordance with the approved details prior to the occupation of any part of the development and retained as such.

Where conditions have been discharged by the Local Planning Authority or where the condition details are acceptable but cannot be discharged, the works must be implemented in full accordance with the approved details and the development shall be retained as such thereafter.

Yours faithfully



Clara Kerr
Chief Planning Officer
Date: 5 March 2025
Agent