Our Ref: 25/80022/COND
Your Ref: Sawtry C14

8 April 2025

Nick Jenkins
Smith Jenkins Ltd
7 Canon Harnett Court
Wolverton Mill
Milton Keynes
MK12 5NF

Pathfinder House, St Mary's Street
Huntingdon. PE29 3TN
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Dear Sir/Madam

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

Proposal: Discharge of condition 14 (Off-site highway improvements) for 23/01578/S73

Site address: Sawtry Services Great North Road Sawtry

Your client: (See Company Name)

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

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

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Our Ref: 25/80022/COND
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8th April 2025

Dear Sir/Madam

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

Proposal: Discharge of condition 14 (Off-site highway improvements) for 23/01578/S73

Site address: Sawtry Services Great North Road Sawtry

Applicant: (See Company Name) Moto Hospitality Ltd

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 Acceptable but the Condition is not Discharged

Condition 14 - Off-site highway improvements
Condition wording: Prior to the development hereby approved being brought into use a scheme for off-site highway improvement works, to include a scheme to prevent vehicles parking on the highway verges in the vicinity of the site, that includes a timetable for review and monitoring of parking on highway verges and implementation of preventative measures shall be submitted to and approved in writing by the Local Planning Authority. Any approved works shall be implemented in accordance with the agreed details and timescales.
Reason - In the interests of highway safety and to ensure that the highway network is adequate to cater for the development proposed in accordance with Policy LP17 of the Huntingdonshire Local Plan to 2036.

Submission:
Review and Monitoring of Parking on Highway Verges (received 24/03/25)
WLC1080-1300-001 Rev R4 - Proposed Adoptable Street Lighting Layout (received 19/03/25)
8658-MJM-XX-XX-DR-D-6655 Rev C02 - Proposed Road Markings & Signage Layout (received 19/03/25)

8842-MJM-XX-XX-DR-D-6604 Rev P01 - S278 Works Pr Route Signage Schedule (received 19/03/25)
8658-MJM-XX-XX-DR-D-6650 Rev P06 - GA Full TS S278 (received 31/01/2025)
8658-MJM-XX-XX-DR-D-6652 Rev P05 - Full TS Proposed Drainage Layout S278 (received 31/01/2025)
8658-MJM-XX-XX-DR-D-6653 Rev P05 - Full TS Proposed Kerb Layout S278 (received 31/01/2025)
8658-MJM-XX-XX-DR-D-6654 Rev P08 - Full TS Proposed Construction Layout S278 (received 31/01/2025)
8658-MJM-XX-XX-DR-D-6657 Rev P03 - Full TS Proposed Levels Cross Section S278 (received 31/01/2025)
8658-MJM-XX-XX-DR-D-6658 Rev P02 - Full TS Proposed Long Sections S278 (received 31/01/2025)
8658-MJM-XX-XX-DR-D-6659 Rev P05 - Full TS Coloured GA S278 (received 31/01/2025)
C1989100 - Proposed Traffic Signal Junction (received 31/01/2025)

The above documents and drawings have been reviewed by CCC Highways. It has been advised that the condition can be partially discharged and when the monitoring period of 12 months is completed and any necessary measures implemented, the condition can be fully discharged. Whilst the monitoring period is agreed, further details of additional preventative measures (if required) and evidence of their implementation should be submitted and approved by CCC Highway and the LPA.

It is noted that a parking contribution (£6,000) towards the implementation of parking restrictions on roads including but not limited to Toll Bar Way, Green End Road and Fen Lane in Sawtry should be paid to the Council prior to occupation of the development as per the S106 agreement. The requested scheme covered by the condition to prevent vehicles parking on the highway verges in the vicinity of the site is a seperate requirement.

Whilst the scheme for off-site highway improvement works is largely agreed with CCC Highways, the requirements of the condition have not been fully met for the reasons set out above. Condition 14 is not fully discharged at this stage.

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: 8 April 2025
Agent