Application Number: 25/00350/REM

TOWN & COUNTRY PLANNING ACT 1990

Reserved Matter(s) following Outline Planning Permission

Mr Will Riley
David Lock Associates
50 North Thirteenth Street
Central Milton Keynes
MK9 3BP

Huntingdonshire District Council in pursuance of powers under the above Act, hereby **APPROVE** the following matter(s) which had been reserved for later approval in the outline planning permission.

Proposal: Reserved Matters Application relating to the approval of appearance, layout, landscape, access and scale in respect of the construction of green, grey and blue infrastructure including all ancillary and associated engineering and earthworks including substations and foul pump station pursuant to outline planning permission ref. 19/01341/OUT

Site address: Alconbury Weald Ermine Street Little Stukeley

Applicant: Mr Tom Jones Urban&Civic

in accordance with your application received on 25th February 2025 and plans (listed below) which form part of the application

C. Kerr

Clara Kerr

Chief Planning Officer

Date 7th November 2025

Huntingdonshire DISTRICT COUNCIL

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

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www.huntingdonshire.gov.uk

Plan Type	Reference	Version	Date Received
Site location Plan	UAC048/042	rev A	25.02.2025
Planning Layout	332610534_STN_HGN_XX_DR_C_0100	rev P04	15.09.2025
Planning Layout	332610534_STN_HGN_XX_DR_C_0110	rev P05	15.09.2025
Planning Layout	332610534_STN_HGN_XX_DR_C_0107	rev P03	15.09.2025
Section	3332610534_STN_HGN_XX_DR_C_0108	rev P03	15.09.2025
Section	332610534_STN_HGN_XX_DR_C_0115	rev P01	15.09.2025
Swept path analysis	332610534_STN_HGN_XX_DR_C_0101	rev P03	04.08.2025
Swept path analysis	332610534_STN_HGN_XX_DR_C_0102	rev P03	04.08.2025
Swept path analysis	332610534_STN_HGN_XX_DR_C_0103	rev P03	04.08.2025

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Swept path analysis	332610534_STN_HGN_XX_DR _C_0104	rev P03	04.08.2025
Swept path analysis	332610534_STN_HGN_XX_DR _C_0105	rev P01	25.02.2025
Adoption Plan	332610534_STN_HGN_XX_DR _C_0106	rev P04	15.09.2025
Construction layout	332610534_STN_HGN_XX_DR _C_0111	rev P02	04.08.2025
drainage details	332610534_STN_HGN_XX_DR _C_0500	rev P04	04.08.2025
drainage details	332610534_STN_HGN_XX_DR _C_0501	rev P04	04.08.2025
Section	332610534_STN_HGN_XX_DR _C_0502332610534_STN_HGN _XX_DR_C_0502	rev P02	04.08.2025
Section	332610534_STN_HGN_XX_DR _C_0503	rev P03	04.08.2025
Section	332610534_STN_HGN_XX_DR _C_0504	rev P04	04.08.2025
drainage details	332610534_STN_HGN_XX_DR	rev P03	04.08.2025

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	_C_0505		
Lighting layout	332610534_STN_HGN_XX_DR _C_1300	rev P01	25.05.2025
Landscaping	BMD.23.0066.DR.001	rev F	15.09.2025
Landscaping	BMD.23.0066.DR.101	rev E	04.08.2025
Landscaping	BMD.23.0066.DR.102	rev E	04.08.2025
Landscaping	MD.23.0066.DR.103	rev F	15.09.2025
Landscaping	BMD.23.0066.DR.104	rev E	04.08.2025
Landscaping	BMD.23.0066.DR.105	rev E	04.08.2025
Landscaping	BMD.23.0066.DR.106	rev E	04.08.2025
Landscaping	BMD.23.0066.DR.107	rev F	15.09.2025
Landscaping	BMD.23.0066.DR.108	rev F	15.09.2025
Landscaping	BMD.23.0066.DR.109	rev E	04.08.2025
Landscaping	BMD.23.0066.DR.110	rev E	04.08.2025
Landscaping	BMD.23.0066.DR.111	rev E	04.08.2025
Landscaping	BMD.23.0066.DR.112	rev E	04.08.2025

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Tree pit	BMD.22.064.DR.501		04.08.2025
Tree pit	BMD.22.064.DR.502		04.08.2025
Tree pit	BMD.22.064.DR.503		04.08.2025
Tree pit	BMD.22.064.DR.504		04.08.2025
Tree pit	BMD.22.064.DR.505		04.08.2025

Subject to the following condition/s.

1. Condition.

   The development hereby permitted shall be carried out in accordance with the approved plans listed in the table above.

   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.

2. Condition.

   Notwithstanding the details submitted, prior to the green space hereby permitted first coming into use, a detailed planting plans shall first be submitted to and approved in writing by the Local Planning Authority. The details shall include indications of all existing trees and hedgerows on the land and details of any to be retained; planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate. The planting shall be commenced no later than the first planting

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season following completion of hard landscaping / infrastructure works to base course layer hereby permitted, completed as soon as is practicable, and thereafter maintained in accordance with the approved details.

Reason: To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies LP11, LP12 and LP31 of the Huntingdonshire Local Plan to 2036.

3. Condition.

Prior to, or currently with, the details submitted under condition 2 above, confirmation of the Biodiversity Units that the approved development provides above the approved baseline shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the proposal contributes towards the overall net gain requirement secured under the outline planning permission and provides meaningful net gain in accordance with policy LP30 of Huntingdonshire's Local Plan to 2036

4. Condition.

Prior to the development hereby permitted first coming into use, details of the following items shall first be submitted to and approved in writing by the Local Planning Authority; street furniture, play equipment, refuse or other storage units, signage, wayfinding and interpretation boards and equestrian mounting blocks. The details shall include a timescale for delivery, and thereafter the development shall be carried out in accordance with the approved details.

Reason: To ensure suitable arrangement and design of street furniture to meet the needs of future users and support a high quality design of the locality in accordance with policies LP11 and LP12 of Huntingdonshire's Local Plan to 2036.

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5. Condition.

Prior to the expiry of two years from the date of commencement, unless otherwise agreed in writing, a lighting scheme (excluding street lighting) shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of all lighting bollards, light spill diagrams and location of each lighting feature, as well as a timescale for implementation. Thereafter the developments shall be carried out in accordance with the approved details.

Reason: To ensure adequate lighting is provided to support the public realm at an appropriate time to respond to changes in the surrounding area, in accordance with policies LP11 and LP14 of Huntingdonshire's Local Plan to 2036.

6. Condition.

Prior to the first use of the development hereby approved, details of the construction and long-term management of any development roads, parking courts and footpaths/cyclepaths shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include:

i. road and footway cross-sections showing their construction;

ii. the provision to be made for access to these roads by local authority refuse collection vehicles or alternative arrangements for collection;

iii. details of how the roads are to managed and maintained.

The development shall be carried out in accordance with the details hereby approved and maintained thereafter in accordance with the approved details.



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Reason: To ensure the safe design and long term functioning of the highway in accordance with policies LP16 and LP17 of Huntingdonshire's Local Plan to 2036.

7. Condition.

Prior to the provision of the pumping stations hereby permitted, details of the boundary treatments shall be submitted to and approved in writing by the Local Planning Authority. The details shall include all hard and soft landscaping, material details and planting specifications, together with a timescale for implementation. The development shall thereafter be carried out in accordance with the approved details.

Reason: To ensure the satisfactory appearance of the development in accordance with policies LP11 and L12 of Huntingdonshire's Local Plan to 2036.

8. Condition.

Prior to the open space hereby permitted first coming into use, details of the community growing beds and associated picnic tables and street furniture shall be submitted to and approved in writing by the Local Planning Authority. The details shall include details of any raised beds, confirmation of planted species, manufacturers details of any associated street furniture and details of storage. The community growing beds shall be provided prior to occupation of any residential unit within the development hereby permitted and thereafter maintained in accordance with the approved details.

Reason: To ensure community space is well designed to accommodate a range of users and integrates with the wider open space, in accordance with policies LP11 and LP12 of Huntingdonshire's Local Plan to 2036.

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9. Condition.

Prior to first occupation of any residential unit served by the road hereby permitted, details of bus stops shall first be submitted to and approved in writing by the Local Planning Authority. The details shall include, where relevant, full plans and elevations of any bus shelter, the locations within the highway, details of any supporting information boards, cycle storage and associated hard and soft landscaping. The approved details shall thereafter be completed prior to the occupation of any residential unit within the development hereby approved and thereafter maintained in accordance with the approved details.

Reason: To ensure adequate provision for alternative sustainable modes of transport in accordance with policy LP16 of Huntingdonshire's Local Plan to 2036.

10. Note to applicant.

A fee is payable for each "request" when submitting details pursuant to a condition or conditions of this permission that require(s) details to be submitted to and approved by the Local Planning Authority (i.e. details submitted under Article 27 of the Town and Country Planning (General Development Procedure) Order 2015. Further details on what constitutes a "request" can be found in the "Guidance Note - Fees for confirmation of compliance with condition attached to a planning permission". The appropriate fee can be found in the "Planning Fees Form". Both documents can be viewed via www.huntingdonshire.gov.uk. The Local Planning Authority should give written confirmation within a period of 8 weeks from the date on which the request and fee are received.

11. Note to applicant.



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Statement as to how the Local Planning Authority (LPA) has worked with the applicant in a positive and proactive manner on seeking solutions:

When an application is received, planning conditions will be used where they can make a development acceptable.

A clear reason for refusal identifies the specific reasons why the development is unacceptable and helps the applicant to determine whether and how the proposal can be revised to make it acceptable.

In relation to this application, it was considered and the process managed in accordance with the National Planning Policy Framework 2024.

12. Note to applicant.

Huntingdonshire District Council became a Community Infrastructure Levy (CIL) Charging Authority on 1st May 2012. The Council is obliged to collect the levy from liable parties in instances where development received planning permission on or after 1st May 2012. It is important that liable parties (usually developers or landowners) are correctly identified to the Council as early as possible. For more details on CIL, the developments the charges will apply to, how much the charge will be and the process involved, including the developers or landowners legal responsibilities, the CIL pages on the Council's website at www.huntingdonshire.gov.uk should be referred to. It should be noted that all development which creates one or more dwellings will be liable to be charged irrespective of the floor space charge. However, developments which create less than 100 square metres of new floor space and do not involve a dwelling or dwellings, will be exempt from CIL and will not be charged.



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NOTES

Rights of Appeal under the Town and Country Planning Act, 1990 Section 78

If the applicant is aggrieved by the decision of the Local Planning Authority to refuse permission for the proposed development or to grant permission subject to conditions, he/she may appeal to the Secretary of State responsible for planning within;

- **Six months from the date of this decision notice.**

Appeals must be made on a form which is obtainable from the Planning Inspectorate, Customer Support Unit, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN. Alternatively all forms can be downloaded from their website www.planning-inspectorate.gov.uk. The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances, which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the Local Planning Authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the Development Orders and to any directions given under the Orders. He does not, in practice, refuse to entertain appeals solely because the decision of the Local Planning Authority was based on a direction given by him.

If permission to develop land is refused or granted subject to conditions, whether by the Local Planning Authority or by the Secretary of State responsible for planning and the owner of the land claims that the land has become incapable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Council of the County District in which the land is situated a purchase notice requiring that Council to purchase his interest in the land in accordance with the provision of Part VI of the Town and Country Planning Act, 1990.



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Claiming Compensation

In certain circumstances, a claim may be made against the Local Planning Authority for compensation where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of an application to him. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.

Street Naming and Numbering

In order to obtain an official postal address, any new buildings should be formally registered with Huntingdonshire District Council. Unregistered addresses cannot be passed to Royal Mail for allocation of postcodes. Applicants can find additional information, a scale of charges and an application form at:

www.huntingdonshire.gov.uk/streets-parking-transport/street-naming-and-numbering/

Alternatively, applicants can contact the Street Naming and Numbering Team on 01480 388153 or email streetnaming@huntingdonshire.gov.uk. Please note new address cannot be assigned by the Council until the footings of any new buildings are in place.

General Notes

This decision notice does not convey any approval or consent which may be required under any enactment, bye-law or regulation other than Section 57 of the Town and Country Planning Act 1990.



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