Our Ref: 25/80006/COND
Your Ref: Brampton Outline Condition 21...

5 December 2025

Mr Oliver Wynne-Williams
Bellway Homes Northern Home Counties
Building 5
Caldecotte Lake Drive
Caldecotte
Milton Keynes
MK7 8LE
United Kingdom

Pathfinder House, St Mary's Street
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Dear Mr Wynne-Williams

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

Proposal: Discharge of condition 21 of 16/00194/OUT

Site address: Land North West End Of Dorling Way Brampton

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

Yours sincerely

Clara Kerr
Chief Planning Officer

Pathfinder House, St Mary's Street
Huntingdon. PE29 3TN
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5th December 2025

Dear Mr Wynne-Williams
Town And Country Planning (Development Management Procedure) (England) Order 2015 (Amended).

Proposal: Discharge of condition 21 of 16/00194/OUT

Site address: Land North West End Of Dorling Way Brampton

I refer to your application above received on 13 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 21 - adopted and unadopted road details
Condition 21 wording:
"No development above slab level shall commence until
(i) a plan showing the extent of the road network within that phase which is to be adopted by the local highway authority, and
(ii) a scheme for the construction and long term management of any development roads, parking courts and footpaths / cyclepaths within that phase which are not to be publicly adopted has been submitted to and approved in writing by the local planning authority. The scheme shall include:
- road and footway cross-sections showing their construction;
- details of lighting (identify illumination levels within those areas and the style of any lighting columns and luminaires to be used);
- the provision to be made for access to these roads by local authority refuse collection vehicles or alternative arrangements for collection.
The development shall be carried out in accordance with the approved details.

Reason - To enable the Local Planning Authority to retain control of the development in the interests of visual amenity and public safety."

Submitted documents/plans:
- Drawing 4661-1015 Rev P3 (External Works Construction Details)(received by the Local Planning Authority on 10.01.25)
- Drawing MMA15466 (Outdoor Lighting Report dated 19 August 2019)(received by the Local Planning Authority on 17.01.25)
- Drawing 4661-1801 Rev P5 (Conveyance Plan Sheet 1 of 7)(received by the Local Planning Authority on 10.02.25)
- Drawing MMA14618 (Roadway Lighting Report dated 10 July 2018)(received by the Local Planning Authority on 10.02.25)
- Drawing 4661-1801 Rev P5 (Conveyance Plan Sheet 1 of 7)(received by the Local Planning Authority on 10.02.25)
- Drawing 4661-1802 Rev P6 (Conveyance Plan Sheet 2 of 7)(received by the Local Planning Authority on 10.02.25)
- Drawing 4661-1803 Rev P4 (Conveyance Plan Sheet 3 of 7)(received by the Local Planning Authority on 10.02.25)
- Drawing 4661-1804 Rev P5 (Conveyance Plan Sheet 4 of 7)(received by the Local Planning Authority on 10.02.25)
- Drawing 4661-1805 Rev P4 (Conveyance Plan Sheet 5 of 7)(received by the Local Planning Authority on 10.02.25)
- Drawing 4661-1806 Rev P4 (Conveyance Plan Sheet 6 of 7)(received by the Local Planning Authority on 10.02.25)
- Drawing 4661-1807 Rev P5 (Conveyance Plan Sheet 7 of 7)(received by the Local Planning Authority on 10.02.25)
- Drawing 4661-1361 Rev P1 (Refuse Vehicle Tracking (Sheet 1)(received by the Local Planning Authority on 10.02.25)
- Drawing 4661-1362 Rev P1 (Refuse Vehicle Tracking (Sheet 2)(received by the Local Planning Authority on 10.02.25)
- Drawing 4661-1321 P5 (Road Longitudinal Sections Sheet 1 of 6)(received by the Local Planning Authority on 27.02.25)
- Drawing 4661-1322 P5 (Road Longitudinal Sections Sheet 2 of 6)(received by the Local Planning Authority on 27.02.25)
- Drawing 4661-1323 P4 (Road Longitudinal Sections Sheet 3 of 6)(received by the Local Planning Authority on 27.02.25)
- Drawing 4661-1324 P5 (Road Longitudinal Sections Sheet 4 of 6)(received by the Local Planning Authority on 27.02.25)
- Drawing 4661-1325 P5 (Road Longitudinal Sections Sheet 5 of 6)(received by the Local Planning Authority on 27.02.25)
- Drawing 4661-1326 P9 (Road Longitudinal Sections Sheet 6 of 6)(received by the Local Planning Authority on 27.02.25)
- Drawing 4661-1301 C10 (Main Infrastructure General Arrangement - Sheet 1 of 8)(received by the Local Planning Authority on 27.02.25)
- Drawing 4661-1302 C6 (Main Infrastructure General Arrangement - Sheet 2 of 8)(received by the Local Planning Authority on 27.02.25)
- Drawing 4661-1303 C5 Main Infrastructure General Arrangement - Sheet 3 of 8(received by the Local Planning Authority on 27.02.25)
- Drawing 4661-1304 C5 Main Infrastructure General Arrangement - Sheet 4 of 8)(received by the Local Planning Authority on 27.02.25)
- Drawing 4661-1305 C7 Main Infrastructure General Arrangement - Sheet 5 of 8)(received by the Local Planning Authority on 27.02.25)
- Drawing 4661-1306 C6 (Main Infrastructure General Arrangement - Sheet 6 of 8)(received by the Local Planning Authority on 27.02.25)
- "Maintenance of Private Roads" document (Bellway Homes, 20.06.25)(received by the Local Planning Authority on 20.06.25)

- Drawing 4661 - 1351 Rev P10 (AMENDED S38 Agreement plan Sheet 1)((received by the Local Planning Authority on 08.10.25)
- Drawing 4661 - 1352 Rev P10 (AMENDED S38 Agreement plan Sheet 2)((received by the Local Planning Authority on 08.10.25)

Consultation:
Cambridgeshire County Council (07.02.25)
No objection, noting that although the development has gone through the section 38 vetting process and technical approval for the drawings has been given, the full legal process has yet to be completed and consequently there is no signed agreement. However, a scheme of inspection and maintenance has been provided prior to any adoption and the street lighting layout within the proposed adoptable areas has been approved. Consequently, no objection from the Local Highway Authority's perspective

Assessment:
In respect of the submission requirements of condition 21:
(i) Plans showing the extent of the road network within to be adopted by the Local Highway Authority have been received, to which the Local Highway Authority has raised no objection
(ii) A scheme has been received (including relevant plans and a maintenance schedule) for the construction and long term management of any development roads, parking courts and footpaths / cyclepaths within that phase which are not to be publicly adopted.
The submitted details include the required road and footway cross-sections showing their construction; lighting (identify illumination levels within those areas and the style of any lighting columns and luminaires to be used); and access provision by refuse collection vehicles.

The Local Highway Authority has no objection to the proposed adoptable elements, whilst the details submitted in respect of the non-adoptable elements are acceptable.

Notwithstanding the above, Officers note development has already progressed on site significantly above slab level and indeed, that the applicant's own submission form advises that development had been completed by January 2022. As the terms of the condition cannot be met due to the fact the dwelling has already been constructed, the condition cannot be discharged.

Conclusion:
Condition 21 is therefore considered to be acceptable but not discharged.

Note to applicant:
Should the eventual highway adoption agreement contain details which are materially different from those listed above, the further condition discharge application will be necessary.

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 sincerely

C. Kerr

Clara Kerr
Chief Planning Officer

Date: 5 December 2025