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Town & COUNTRY PLANNING ACT 1990
The Town and Country Planning (Permission in Principle) (Amendment) order 2017

Mr Tom Kilvert
Brown & Co
The Fairways
Wyboston Lakes
Great North Road
Wyboston
Bedfordshire
MK44 3AL

Huntingdonshire District Council in pursuance of powers under the above Act, hereby **GRANT PERMISSION** for:

Proposal: Permission in principle for the erection of 1 to 3 dwellings

Site address: Land South West Of Cedar Close Grafham

Applicant: Mr D Coote

in accordance with your application received on 18th June 2025 and plans (listed below) which form part of the application

Plan Type	Reference	Version	Date Received
Location Plan			18.06.2025

Subject to the following condition/s.

1. Note to applicant.
   This permission in principle ceases to have effect after two years from the date of this decision.

   This is because the LPA is in tilted balance, which has been given great weight in the determination of this application. In order to support the NPPF's objective of significantly boosting the supply of homes it is considered this site needs to come forward sooner than the standard 3 years usually allowed for PIP applications. Therefore, the timescale for the submission of Technical Details in this instance is amended to 2 years.

2. Note to applicant.
   Application for technical details consent shall be made to the Local Planning Authority before the expiration of two years from the date of this permission in principle. Applications for technical details consent must be determined within the duration of the permission in principle granted. The granting of technical details consent has the effect of granting planning permission for the development.

3. Note to applicant.

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the requiremnet that the development may not begin unless:

(a) a Biodiversity Gain Plan has been submitted to the planning authority, and

(b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be Huntingdonshire District Clouncil.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply.

Based on the information available, this permission is considered to be one which will require the approval of a biodiversity gain plan before development is begun because none of the statutory exemptions or transitional arrangements are considered to apply and this will need to be resolved at Technical Details stage.

4. Note to applicant.
Any subsequent application for Technical Details Consent should be accompanied by a Prelimary EcologicalAppraisal and landscaping details for hard and soft landscaping.

5. Note to applicant.
Any subsequent application for Technical Details Consent should be accompanied by development details of the existing and proposed levels of all buildings or structures and the levels of the site and any changes proposed to the site shall be submitted to and approved in writing by the Local Planning Authority.

6. Note to applicant.
Any subsequent application for Technical Details Consent should be accompanied by a Unilateral Undertaking to provide a financial contribution towards the provision of wheeled bins.

7. 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.

8. Note to applicant.
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.



Clara Kerr
Chief Planning Officer

Date 26th August 2025