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12 December 2024

Lewis Tomlinson
Planning Services
Huntingdonshire Council
Pathfinder House
St Mary's Street
Huntingdon
PE29 3TN

Our Ref: 961

Dear Lewis,

Land to the East of Ivy Way, Spaldwick, PE28 0UN - Application for Approval of Details reserved by Condition of 12 of 23/00649/FUL allowed via Appeal (PINS reference APP/H0520/W/23/3330136)

Smith Jenkins Planning & Heritage provides planning advice to Blenheim Land and Homes Limited (the applicant) in respect of Land to the East of Ivy Way, Spaldwick. On behalf of the applicant, we are pleased to enclose an application for approval of details reserved by Condition 12 of 23/00649/FUL allowed via Appeal (PINS reference APP/H0520/W/23/3330136).

In addition to this letter, the application comprises the following:

- Application Forms
- Proposed PROW Alterations - 0025-107-00
- Emails from Cambridge County Council

The application has been submitted via the planning portal (PP-13636110). The application fee has been paid via the online payment system.

Background

Planning permission was granted for *"Construction of 15 no. dwellings with associated access, car parking and landscaping (re-submission of 22/01167/FUL)"* (23/00649/FUL) via Appeal (PINS reference APP/H0520/W/23/3330136) on 7 August 2024.

The application was granted subject to 27 conditions, as given on the Appeal Decision. This application seeks to discharge Condition 12.

Condition 12 – Public Right of Way Scheme

Condition 12 states:

"Prior to commencement of development, a Public Rights of Way Scheme shall be submitted to and approved by the Local Planning Authority. Such scheme shall include provision for the surfacing, width and gradients of the retained public right of way. The agreed scheme shall be implemented in full in accordance with a timescale agreed by the Local Planning Authority and maintained as such in perpetuity"

The following document has been submitted to discharge Condition 12:

- Proposed PROW Alterations
- Emails from Cambridge County Council

The specification for the footpath are given as follows:

- *Minimum 2m footpath width – with the offset for the adjacent landscaping of 2m*
- *Bounded by 50mm timber edging*
- *100mm Sub-base of compacted crushed stone or MOT Type 2 material*
- *50mm surface course of fine MOT Type 1, compacted*
- *Top layer seeded with a hard-wearing grass variety to differentiate it and to blend into the adjacent landscaping*

The above specification was agreed with officers (Katharine Barnes & Dan Wiggs) at Cambridgeshire County Council (see enclosed email). In terms of the gradient, the diverted PROW will have a level gradient (1:1).

The applicant understands that the footpath diversion is subject to a separate consent process. An application to divert the footpath (Spaldwick 209/12) was submitted on 29 September 2024 (Case Number P150) under Section 257 of the Town & Country Planning Act.

We trust that the enclosed information is sufficient to fully discharge Conditions 12. Should you have any queries in relation to the above please do not hesitate to contact me.

Yours sincerely



Garry Hutchinson MRTPI
Director

Smith Jenkins Planning & Heritage