Our Ref: 24/80436/COND
Your Ref: Little Paxton Condition 20 - ...

30 July 2025

Mr John Wilbraham
Bloor Homes Ltd
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Dear Mr Wilbraham

HUNTINGDONSHIRE DISTRICT COUNCIL
Application for Discharge of planning conditions

Proposal: Discharge of Condition 19 (Noise Mitigation Verification) and 20 (Residents Welcome Pack) of 22/01594/OUT.

Site address: Land At Riversfield Great North Road Little Paxton

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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Our Ref: 24/80436/COND
Your Ref: Little Paxton Condition 20 - ...

30th July 2025

Dear Mr Wilbraham

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

Proposal: Discharge of Condition 19 (Noise Mitigation Verification) and 20 (Residents Welcome Pack) of 22/01594/OUT.

Site address: Land At Riversfield Great North Road Little Paxton

I refer to your application above received on 12 December 2024 and the plans, drawings and documents which form part of the application as described below.

The following conditions are Acceptable but the Condition is not Discharged

Condition 19 - Noise Mitigation verification.
Condition 19 wording:
"The development shall not be occupied until a Verification/Validation Report prepared by a suitably qualified consultant demonstrating full compliance with the Noise Mitigation Scheme (and Ventilation Scheme where required) approved under condition 18 has been submitted to and approved in writing by the Local Planning Authority.

Reason - To ensure that the approved mitigation and alternative ventilation details to avoid noise from giving rise to a significant adverse impact on the health and quality of life of future users of the development have been correctly installed, in accordance with Policy LP14 of the Huntingdonshire Local Plan to 2036."

Submitted documents/drawings:
* Little Paxton noise mitigation verification report and welcome pack document prepared by Bloor Homes, received on 17 April 2025.
* Internal ambient noise survey prepared by noise.co.uk (document revision 2) dated 14 July 2025, received on 15 July 2025.

* Emails (with invoice attachment) confirming that the acoustic glazing was installed in the required plots (12, 13, 14, 15, 16, 19 and 20) as per the approved noise mitigation plan, received on 24th and 25th July 2025.

Consultation:
HDC Environmental Health have fully reviewed the submitted documents and following receipt of additional details considers these to be acceptable.

Assessment:
The submitted details confirm that the glazing and ventilator specification installed across the site is in accordance with the approved noise mitigation scheme.

Having regard to the consultee comments it is considered that the noise verification/validation report and information submitted is acceptable.

Officers note that occupations have already taken place. It is therefore advised that the condition cannot be formally discharged as the terms of the condition cannot be met due to the fact that occupations have already taken place.

Conclusion:
Having regard to the consultee response and the submitted details, it is considered that the details relating to condition 19 are considered to be acceptable but the condition cannot be discharged.

Condition 20 - Welcome pack.
Condition 20 wording:
"Prior to occupation of the first residential dwelling, details of a Welcome Pack to be provided to all new residents, detailing the sound attenuation and mechanical ventilation measures incorporated within the dwellings as agreed under condition 18, including their function, care and maintenance, shall be submitted to and approved in writing by the Local Planning Authority. The approved Welcome Pack shall be made available to all occupiers prior to the first occupation of each dwelling.

Reason - To avoid noise from giving rise to a significant adverse impact on the health and quality of life of future users of the development, in accordance with Policy LP14 of the Huntingdonshire Local Plan to 2036."

Submitted documents/drawings:
* Little Paxton noise mitigation verification report and welcome pack document prepared by Bloor Homes, received on 17 April 2025.

Consultations:
HDC Environmental Health have fully reviewed the submitted report and considers this to be acceptable.

Assessment:
The submitted report confirms that the welcome packs will be made available to new residents as part of the New Homes Pack issued upon purchase and will also be explained in detail during the standard Home Demonstration, which includes a walk-through of the installed noise mitigation measures and their operation.

Having regard to the consultee comments it is considered that the proposed welcome pack and its implementation relating to sound attenuation and mechanical ventilation measures incorporated within the dwellings and their function, care and maintenance is acceptable.

Officers note that occupations have already taken place. It is therefore advised that the condition cannot be formally discharged as the terms of the condition cannot be met due to the fact that occupations have already taken place.

Conclusion:
Having regard to the consultee response and the submitted details, it is considered that the details relating to condition 20 are considered to be acceptable but the condition cannot be discharged.

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



Clara Kerr
Chief Planning Officer
Date: 30 July 2025