Our Ref: 25/80057/COND
Your Ref: Great Raveley DOC5

15 April 2025

Mr Jeremy Tilston
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Dear Mr Tilston

HUNTINGDONSHIRE DISTRICT COUNCIL
Application for Discharge of planning conditions

Proposal: Discharge of conditions 12(Access Drainage) and 19 (Landscape and Ecological Management Plan) for 22/01802/FUL

Site address: Agricultural Buildings Old Manor Farm House Raveley Road Great Raveley

Your client: Mr Jack Doyle

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

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Dear Mr Tilston

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

Proposal: Discharge of conditions 12(Access Drainage) and 19 (Landscape and Ecological Management Plan) for 22/01802/FUL

Site address: Agricultural Buildings Old Manor Farm House Raveley Road Great Raveley

Applicant: Mr Jack Doyle Acorn Building Services (Luton) Ltd.

I refer to your application above received on 20 February 2025 and the plans, drawings and documents which form part of the application as described below.

The following conditions are Approved

Condition 12 - Access Drainage
Condition wording:
"The access shall be constructed with adequate drainage measures to prevent surface water run-off onto the adjacent public highway, in accordance with a scheme submitted to and approved in writing by the Local Planning Authority.

Reason - To prevent surface water discharging to the highway and to accord with Policy LP17 of the Huntingdonshire's Local Plan to 2036."

Submitted details:

Drainage information -
- Cellular Attenuation Details 3239-07
- Detailed Drainage Design 3239-05
- Hydro Brake flow Control 3239-08

- Drainage calculations 3239-SWS

Consultation comments:
Highways: “Following a review of the documents provided to the Highway Authority as part of the above planning application, I can confirm that Drawing 3239-05 Detailed Drainage Design provided for Condition 12 (Access Drainage) indicates an Aco type drain at the highway boundary so is suitable for the submission element of the Condition to be discharged.

However, our indicative highway records indicate that the highway boundary in the location of the access is not parallel with the edge of the carriageway. Therefore, the applicant should contact our Asset Information Searches team to obtain an accurate highway boundary before applying to carry out the works to the access Highway searches - Cambridgeshire County Council”

Officer Conclusion:
Officers have reviewed the submitted information in hand with the comments made by the highways officer and conclude that the information submitted is sufficient and acceptable to discharge condition 12.

Therefore Condition 12 is discharged in full.

Condition 19 - Landscape and Ecological Management Plan
Condition wording:
"Development above slab level shall not take place until full details of a Landscape/Biodiversity and Ecological Management Plan (LEMP) have been submitted to and approved in writing by the Local Planning Authority.

The content of the LEMP shall include the following:

i. Description and evaluation of features to be managed.
ii. Ecological trends and constraints on site that might influence management.
iii. Aims and objectives of management, including a biodiversity net gain (taking account of the off-site mitigation).
iv. Appropriate management options for achieving aims and objectives, including the details of how and at what intervals the biodiversity of the site will be measured.
v. Prescriptions for management actions.
vi. Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).
vii. Details of the body or organization responsible for implementation of the plan, including details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery
viii. Ongoing monitoring and remedial measures, including how contingencies and/or remedial action will be identified, agreed and implemented if monitoring shows that the development is failing to deliver the biodiversity objectives of the originally approved scheme.

The development shall be implemented in accordance with the approved details.

Reason - In order to ensure that biodiversity and ecology in and around the site is enhanced in accordance with the Biodiversity Improvement Plan and the recommendations in the Ecological Impact Assessment prepared by Green Environmental Consultants dated April

2022 and August 2021 respectively and the requirements of Policy LP30 of the Huntingdonshire Local Plan to 2036."

Submitted details:
- Amended LEMP received 10.04.25
- Proposed contours 3239-06 received 20.02.25
- Landscape Plan 3239-09 received 20.02.25

Consultation comments:
Landscape officer: Requires a minor amendment whereby the referenced Landscape Plan and Specification OMFR01and Figure 1497/2/2 of the Biodiversity Improvement Plan could be inserted into the LEMP as additional appendices, following which C19 can be recommended for discharge.

Officer comment: this was provided in the revised LEMP received by the Local Planning Authority on 10.04.25

Officer Conclusion:
Officers have reviewed the submitted information in hand with the comments made by the landscape officer and conclude that the information submitted is sufficient and acceptable to discharge condition 19.

Therefore Condition 19 is discharged in full.

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: 15 April 2025