Our Ref: 25/80175/COND
Your Ref: Loves Farm Pumping Station C2

18 July 2025

Andy Moffat
Savills (UK) Ltd
Unex House
132-134 Hills Road
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Dear Mr Moffat

HUNTINGDONSHIRE DISTRICT COUNCIL
Application for Discharge of planning condition

Proposal: Discharge of condition 2 (external materials) of 24/00722/REM

Site address: Loves Farm Eastern Expansion Development Area Cambridge Road St Neots

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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Huntingdon. PE29 3TN
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18th July 2025

Dear Mr Moffat

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

Proposal: Discharge of condition 2 (external materials) of 24/00722/REM

Site address: Loves Farm Eastern Expansion Development Area Cambridge Road St Neots

I refer to your application above received on 6 June 2025 and the plans, drawings and documents which form part of the application as described below.

The following condition is Approved

Condition 2 - External materials
Condition reads:

“The external materials to be used in the construction of the foul pumping station, hereby permitted, shall be as detailed on the approved drawings unless otherwise agreed in writing by the Local Planning Authority. Prior to the installation of the Chemical Dosing Unit and floodlight associated with the development hereby approved, full details of the materials and colour of the structures shall be submitted to and approved in writing by the Local Planning Authority. Subsequently the development shall be carried out in accordance with the approved details.

Reason - To ensure a high quality appearance of the substations in accordance with Loves Farm East Design Code and Policies LP11 and LP12 of the Huntingdonshire Local Plan to 2036.”

Submitted documents / drawings:
* Covering letter dated 12th June 2025
* Specification of 15,000L septicity control dosing unit
* Kingfisher Lighting Datasheet

Assessment:
The Chemical Dosing unit is proposed as Dark Green colour 14.C.39. This is the same colour as the steel palisade gates within the pumping station boundary wall. Dark green is a sympathetic colour given the location within the Fox Brook (West)' Key Space and Green Corridor.

The lighting column proposed to have a galvanised finish with galvanised bracket and the floodlight itself is Black RAL 9005. The galvanised metal appearance is acceptable given the limited hight of the column and its location within the Fox Brook Corridor, the floodlight is of a small scale.

Conclusion:
Having regard to the submitted documents and the requirements of condition 2, it is considered that the condition can be considered discharged upon completion in accordance with the details hereby approved.

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 faithfully



Clara Kerr
Chief Planning Officer
Date: 18 July 2025