Urban Design Consultation

Proposal: Discharge of Condition 5 (Landscaping), 7 (Levels), 12 (Contamination), 13 (Construction Environmental Management Plan) and 15 (Drainage) of 22/02302/FUL.	**Location: Land North Of 51 London Lane Great Paxton**
Case Officer: Hannah Hodges	**Application: 24/80433/COND**

C7 Levels

No development, demolition, clearance or preparatory operations shall commence until details of the existing and proposed levels and contours have been submitted to and approved in writing by the Local Planning Authority. The submitted details shall show the relationship of proposed levels with surrounding land and property. The development shall be carried out in accordance with the approved details.

Reason: In the interests of visual and residential amenity in accordance with Policies LP11, LP12 and LP14 of Huntingdonshire's Local Plan to 2036.

Submission: Existing Site Plan and Proposed Site Plan dwg H9359/03

Comments: Urban Design had no involvement in the previous 22/02302/FUL approval. The 31.5m finished floor level of the proposed dwelling is considered accepatble in relation to existing and proposed site levels shown on dwg H9359/03.

Urban Design support the discharge of C7.

Whilst C15 Drainage is subject to other consultees, it is noted that the drainage design dwg 3380-02 routes the foul sewer pipe though the group of retained trees fronting London Lane, the cellular storage tanks are also show in close proximity to the RPA of these trees. There is concern the drainage proposals would therefore result in significant impacts to these retained trees. Further comments should be deferred to the tree officer, it maybe that the foul sewer pipe and cellular storage could be routed through the proposed driveway.

Recommendations: Support the discharge of C7 Levels.

Signed: Matthew Paul	**Date: 08/01/2025**