TOWN & COUNTRY PLANNING ACT 1990

Planning Permission

Mr Christopher Sale
Rider Sale Associates
7 Town Farm Close
Whaddon
Royston
Herts
SG8 5RT
United Kingdom

Huntingdonshire District Council in pursuance of powers under the above Act, hereby **GRANT PERMISSION** for:

Proposal: Erection of 4 new build dwellings in accordance with Outline Planning Permission 19/01782/OUT and reserved matters 21/01287/REM

Site address: Former Site Of Vernon Motors Warboys Road Pidley

Applicant: Mr Roger Paget Qualitec Ltd

in accordance with your application received on 16th December 2024 and plans (listed below) which form part of the application

Plan Type	Reference	Version	Date Received
Plans	Tree Replacement LDS-1419-03		16.12.2024
Location Plan	753-766-L-8	Rev E	12.02.2025
Block Plan	753-766-L-6	Rev E	31.12.2024
Elevations	766-C-2	Rev A	04.04.2025
Floor Plan/s	766-C-1	Rev A	04.04.2025
Roof Plan	766-C-3	Rev A	04.04.2025
Elevations	766-E-2	Rev A	04.04.2025
Floor Plan/s	766-E-1	Rev A	04.04.2025
Roof Plan	766-E-3	Rev A	04.04.2025
Elevations	766-F-2	Rev A	04.04.2025
Floor Plan/s	766-F-1	Rev B	08.04.2025

C. Kerr

Clara Kerr
Chief Planning Officer

Date 14th April 2025

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Roof Plan	766-F-3	Rev A	04.04.2025
Elevations	766-G-2	Rev A	04.04.2025
Floor Plan/s	766-G-1		04.04.2025
Roof Plan	766-G-3		04.04.2025
Landscaping	2621-06		16.12.2024
Landscaping	753-766-L-10		16.12.2024
drainage details	2621-03	Rev E	16.12.2024
Tree Protection Plan	TPP-1419-04		16.12.2024

Subject to the following condition/s.

1. Condition.
   The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

   Reason: To comply with Section 91 of the Town and Country Planning Act 1990, as amended.

2. Condition.
   The development hereby permitted shall be carried out in accordance with the approved plans listed in the table above.

   Reason: For the avoidance of doubt and to facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.

3. Condition.
   Notwithstanding the submitted details, no development shall take place above slab level, other than demolition, until details of all external materials to be used in the construction of the development have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

   Reason: To ensure the external appearance of the development does not detract from the character and appearance of the area in accordance with Policy LP12 of the Huntingdonshire Local Plan to 2036.

4. Condition.
   All hard and soft landscape works shall be carried out and maintained in accordance with the details shown on approved plan reference numbers 2621-06 (Hard Landscaping Plan) and 753-766-L-6 Rev E received by the Local Planning Authority on the 16th of December and 31st of December 2024 respectively. The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed in writing with the Local Planning Authority.

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If within a period of five years from the date of the planting, or replacement planting, any tree or plant is removed, uprooted or destroyed or dies, another tree or plant of the same species and size as that originally planted shall be planted at the same place during the current or next planting season.

Reason: To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies LP11, LP12 and LP30 of the Huntingdonshire Local Plan to 2036.

5. Condition.
A. Site Investigation Information

No development (except demolition of above ground structures) shall take place until an assessment of the nature and extent of contamination has been submitted to and approved in writing by the local planning authority. This assessment must be undertaken by a competent person and shall assess any contamination on the site, whether or not it originates from the site. Moreover, it must include;

(i) details of previous land uses;

(ii) a site investigation survey of the extent, scale and nature of contamination;

(iii) an assessment of the potential risks to;

a) human health,

b) property*,

c) adjoining land,

d) groundwaters and surface waters,

e) ecological systems and

f) archaeological sites and ancient monuments.

* Property (existing or proposed) includes buildings, crops, livestock, pets, woodland and service lines and pipes

B. Submission of Remediation Scheme

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Where contaminated is found which poses unacceptable risks, as determined by the local planning authority in its response to (A), no development shall take place until a detailed remediation scheme has been submitted to and approved in writing by the local planning authority. The scheme shall include;

(i) an options appraisal and remediation strategy;

(ii) remediation objectives and remediation criteria;

(iii) remediation works to be undertaken and the order in which the works will be progressed;

(iv) a verification scheme providing details of the data that will be collected in order to demonstrate that the works set out in (iii) have been completed and identifying any requirements for longer-term monitoring of contaminant linkages, maintenance and arrangements for contingency action.

The scheme should be designed to ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use.

C. Implementation of Approved Remediation Scheme

Where a detailed remediation scheme has been required and approved under (B), no occupation of any part of the permitted development which has been identified in the scheme as being subject to contamination shall take place until the approved scheme has been implemented and the verification report, including the results of sampling and monitoring carried out in accordance with the approved verification scheme to demonstrate that the site remediation criteria have been met, has been submitted to and approved in writing by the local planning authority. The report shall, if required by the local planning authority, also include a reassessment of the long-term monitoring of contaminant linkages, maintenance and arrangements for contingency action. The long-term monitoring and maintenance proposals shall be implemented as finally approved.

D. Reporting of Unexpected Contamination

If, during development, contamination not previously identified is found to be present at the site;

(i) it shall be reported in writing to the local planning authority within 1 working day;

(ii) no further development (unless otherwise agreed in writing by the local planning authority) shall be carried out until site investigations have been undertaken and a remediation strategy has been submitted to and approved in writing by the local planning authority detailing how this unsuspected contamination will be dealt with;

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(iii) the remediation strategy shall be implemented as approved;

(iv) no occupation of any part of the permitted development identified in the remediation strategy as being affected by the previously unidentified contamination shall take place until;

a) the approved scheme has been implemented in full and any verification report required by the scheme has been submitted to and approved in writing by the local planning authority;

b) if required by the local planning authority, any proposals for long-term monitoring of contaminant linkages, maintenance and arrangements for contingency action have been submitted to and approved in writing by the local planning authority.

a. the long-term monitoring and maintenance plan shall be implemented as approved.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property, ecological systems and heritage assets, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with Policy LP37 of the Huntingdonshire Local Plan to 2036 and the National Planning Policy Framework (2024).

6. Condition.
The cycle facilities shown on plan reference 753-766-L6 Rev E hereby approved shall be implemented in accordance with the approved plans before the development to which it relates is occupied or the use commenced and shall be retained and only used as such.

Reason: To ensure appropriate provision for the secure storage of bicycles to encourage sustainable travel in accordance with Policies LP12, LP16 and LP17 of the Huntingdonshire Local Plan to 2036 and the Huntingdonshire Design Guide SPD 2017.

7. Condition.
No laying of services, creation of hard surfaces or erection of a building shall commence until a detailed surface water drainage scheme for the site, based on the agreed Proposed Drainage Plan, MTC, Ref: 2621, Rev; E, Dated: 8th August 2024 has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in full accordance with the approved details prior to occupation of the first dwelling.

Reason: To prevent the increased risk of flooding, to improve and protect water quality, and improve habitat and amenity in accordance with Policies LP5, LP14, LP15 and LP30 of the Huntingdonshire Local Plan to 2036.

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8. Condition.
No development, including preparatory works, shall commence until details of measures indicating how additional surface water run-off from the site will be avoided during the construction works have been submitted to and approved in writing by the Local Planning Authority. The applicant may be required to provide collection, balancing and/or settlement systems for these flows. The approved measures and systems shall be brought into operation before any works to create buildings or hard surfaces commence.

Reason: To ensure surface water is managed appropriately during the construction phase of the development, so as not to increase the flood risk to adjacent land/properties or occupied properties within the development itself; recognising that initial works to prepare the site could bring about unacceptable impacts. In accordance with Policies LP5, LP14 and LP15 of the Huntingdonshire Local Plan to 2036.

9. Condition.
Notwithstanding the provision of Class A of Schedule 2, Part 2 of the Town and Country Planning (General Permitted Development) Order 1995, (or any order revoking, amending or re-enacting that order) no gates shall be erected across the approved access unless details have first been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety in accordance with Policy LP17 of Huntingdonshire's Local Plan to 2036.

10. Condition.
Prior to the first use of the development the proposed on-site parking and turning shall be laid out, in accordance with the approved plan and thereafter retained for that specific use.

Reason: To ensure the permanent availability of the parking / manoeuvring area, in the interests of highway safety in accordance with Policy LP17 of Huntingdonshire's Local Plan to 2036.

11. Condition.
Prior to the first occupation of the development (or prior to the commencement of the proposed use) visibility splays shall be provided each side of the vehicular access in full accordance with the details indicated on the submitted Drawing No. 753-766-L-6 Rev E

The splays shall thereafter be maintained free from any obstruction exceeding 0.6m above the level of the adjacent highway carriageway.

Reason: In the interests of highway safety in accordance with Policy LP17 of Huntingdonshire's Local Plan to 2036.

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12. Condition.
Prior to the commencement of the use hereby permitted visibility splays od 2m x 2m shall be provided each side of the vehicular access measured from and along the back of the footway. Such splays shall thereafter be maintained free from obstruction exceeding 0.6m above the level of the footway.

Reason: In the interests of highway safety in accordance with Policy LP17 of Huntingdonshire's Local Plan to 2036.

13. Condition.
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 in accordance with Policies LP15 and LP17 of Huntingdonshire's Local Plan to 2036.

14. Condition.
A metalled surface shall be provided for a minimum distance of 10m along the access road from its junction with the public highway.

Reason: To prevent mud and extraneous material being deposited on the highway in accordance with Policy LP17 of Huntingdonshire's Local Plan to 2036.

15. Condition.
No development shall commence until a Biodiversity Net Gain Plan has been submitted to and approved in writing by the Local Planning Authority demonstrating a scheme for biodiversity net gain to achieve 10% biodiversity net gain (BNG). These details shall include:

a) A Biodiversity Net Gain Plan Template which provides details on how the development will achieve 10% biodiversity net gain (BNG). The details shall include but not be limited to; net gain strategy, irreplaceable habitats, on-site habitat enhancements, off-site habitat enhancements, statutory biodiversity credits and trading summary;

b) A Biodiversity Method Statement which provides details of how the recommendations contained in the submitted Ecology Report and Biodiversity Net Gain Assessment prepared by by Applied Ecology dated and received by the Local Planning Authority on the 24th January 2025 will be carried out. The details shall include but not be limited to; specification, location, timing, an implementation programme.

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c) A management and monitoring plan for on-site and off-site biodiversity net gain including 30 year objectives, management responsibilities, maintenance schedules and a methodology to carry out monitoring in years 2, 5, 10, 20 and 30 from commencement of development, to ensure the BNG is progressing towards achieving its objectives;

d) How contingencies and/or remedial action will be identified, agreed with the Local Planning Authority and implemented where the plan is not meeting the BNG requirements. The development shall be carried out in accordance with the approved details. Reason: To ensure the conservation and enhancement of biodiversity and delivery of 10% Biodiversity Net Gain (BNG). To ensure the habitats and hedgerows formed are maintained for at least 30 years in accordance with Policy LP30 of the Huntingdonshire Local Plan to 2036 and Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021).

Reason: To ensure the conservation and enhancement of biodiversity and delivery of 10% Biodiversity Net Gain (BNG). To ensure the habitats and hedgerows formed are maintained for at least 30 years in accordance with Policy LP30 of the Huntingdonshire Local Plan to 2036 and Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021).

16. Condition.
The development hereby permitted shall be carried out in accordance with the submitted tree protection measures detailed within the submitted Arboricultural Impact Assessment and Method Statement, prepared by David Watts Associates, dated 5th of October 2021 and received by the Local Planning Authority on the 16th of December 2024. The measures shall be implemented prior to the commencement of any development, demolition, clearance or other preparatory operations including excavations and shall be retained intact for the duration of the construction works.

Any trees, shrubs or hedges covered by the protection measures which die or become severely damaged within five years from the completion of the construction works shall be replaced with trees, shrubs or hedge plants of similar size and species.

Reason: To safeguard the retained trees, shrubs and hedges on and adjacent to the site and in the interests of visual amenity, and to enhance the character and appearance of the site in accordance with Policies LP12 and LP31 of the Huntingdonshire Local Plan to 2036.

17. Condition.
No above ground development should take place until a water scheme for the provision of fire hydrants has been submitted to and agreed with the fire authority.

No occupation of the development can occur prior to the installed fire hydrants being inspected and tested for operations use by the fire authority.

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Proposed water schemed should be submitted via email in pdf format. All required hydrants will be plotted and the PDF returned.

Discharge can only be given as follows:

a. Partial discharge once a water scheme has been submitted to the fire authority for processing and or a phase of the development is complete.

b. Full discharge will be given once all water scheme fire hydrants have been inspected, tested and are ready for operational use.

All proposed water schemes and installation inspections can be booked via email to: Hydrants.User@cambsfire.gov.uk (which is a free service). All costs for the installations of fire hydrants are to be borne by the developer.

Reason: To ensure adequate provision in the event of fire emergency to secure a high level of safety and residential amenity in accordance with Policy LP14 of Huntingdonshire's Local Plan to 2036.

18. Condition.
The dwelling hereby permitted, shall be constructed and fitted out to comply with the Building Regulations 2010 (as amended) optional requirement M4(2) 'accessible and adaptable' (or replacement standard), prior to occupation. Such provision shall be maintained for the lifetime of the development.

Reason: To ensure the unit is accessible and adaptable in accordance with Policy LP25 of the Huntingdonshire Local Plan to 2036.

19. Condition.
The dwelling hereby permitted shall be constructed and fitted out to comply with the Building Regulations 2010 (as amended) optional requirement for water efficiency, as set out in Approved Document G (or replacement standards) prior to first occupation. Such provision shall be maintained for the lifetime of the development.

Reason: In accordance with Policy LP12j of the Huntingdonshire Local Plan to 2036.

20. Note to applicant.
The person carrying out building work must inform the building control body that the optional requirement for Water Efficiency (As set out in Approved Document G) and M4(2) applies

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21. Note to applicant.
Existing flood risk

Although surface water modelling shows minimal flooding at the site, it has come to our attention that there are reports of significant surface water flooding issues in the immediate vicinity of the proposed application site. Anglian Water have reported capacity issues and neighbouring properties have reported flooding. Caution is advised.

IDB Consent

The site falls within the Warboys, Somersham and Pidley Internal Drainage Board (IDB) district. Under the Land Drainage Act 1991, any person carrying out works on an ordinary watercourse in an IDB area requires Land Drainage Consent from the IDB prior to anu works taking place. This is applicable to both permanent and temporary works.

Note: In some IDB districts, Byelaw consent may also be required.

Pollution Control

Surface water and groundwater bodies are highly vulnerable to pollution and the impact of construction activities. It is essential that the risk of pollution (particularly during the construction phase) is considered and mitigated appropriately. It is important to remember that flow within the watercourse is likely to vary by season and it could be dry at certain times throughout the year. Dry watercourses should not be overlooked as these watercourses may flow or even flood following heavy rainfall.

Construction Surface Water Maintenance

Prior to final handover of the development, the developer must ensure that appropriate remediation of all surface water drainage infrastructure has taken place, particularly where the permanent drainage infrastructure has been installed early in the construction phase. This may include but is not limited to jetting of all pipes, silt removal and reinstating bed levels. Developers should also ensure that watercourses have been appropriately maintained and remediated, with any obstructions to flows (such as debris, litter and fallen trees) removed, ensuring the condition of the watercourse is better than initially found. This is irrespective of the proposed method of surface water disposal particularly if an ordinary watercourse is riparian owned.

22. Note to applicant.
Secured by Design

Secured by Design (SBD) is a police initiative operating throughout the UK that encourages manufacturers of security products to have them successfully tested and third party certificated



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by a United Kingdom Accreditation Service (UKAS) body to police preferred standards of security. SBD is one of several crime prevention schemes operated by Police CPI, which is owned by the UK Police Service, is supported by the Home Office and is not-for-profit. SBD lists many approved crime prevention products and services. It is an invaluable resource for guidance on many things including security standards, crime prevention and product procurement. Where new builds are proposed, or a total refurbishment, Police CPI recommends that the design team applies for a Secured by Design Award and more information about this scheme is available at: www.securedbydesign.com

23. Note to applicant.
Where a Section 106 agreement or a planning condition has been secured, the cost of Fire Hydrants will be recovered from the developer.

The number and location of fire hydrants will be determined following a risk assessment and with reference to guidance contained within the "National guidance Document on the Provision of Water for Fire Fighting" 3rd Edition, published January 2007.

Access and facilities for the Fire Service should also be provided in accordance with the Building Regulations Approved Document B5 Vehicle Access. Dwellings Section 13 and/or Vol 2. Buildings other than dwellings Section 15 Vehicle Access.

24. Note to applicant.
The applicant should check for any Anglian Water assets which cross or are within close proximity to the site. Any encroachment zones should be reflected in site layout. They can do this by accessing our infrastructure maps on Digdat. Please see our website for further information: https://www.anglianwater.co.uk/developing/water-services/locating-our-assets/

Please note that if diverting or crossing over any of our assets permission will be required. Please see our website for further information: https://www.anglianwater.co.uk/developers/drainage-services/building-over-or-near-our-assets/

If you have any further queries please contact the Pre-Development team on the number below.

25. Note to applicant.
Huntingdonshire District Council became a Community Infrastructure Levy (CIL) Charging Authority on 1st May 2012. The Council is obliged to collect the levy from liable parties in instances where development received planning permission on or after 1st May 2012. It is important that liable parties (usually developers or landowners) are correctly identified to the Council as early as possible. For more details on CIL, the developments the charges will apply to, how much the charge will be and the process involved, including the developers or landowners legal responsibilities, the CIL pages on the Council's website at

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www.huntingdonshire.gov.uk should be referred to. It should be noted that all development which creates one or more dwellings will be liable to be charged irrespective of the floor space charge. However, developments which create less than 100 square metres of new floor space and do not involve a dwelling or dwellings, will be exempt from CIL and will not be charged.

26. Note to applicant.
Statement as to how the Local Planning Authority (LPA) has worked with the applicant in a positive and proactive manner on seeking solutions:

When an application is received, planning conditions will be used where they can make a development acceptable.

A clear reason for refusal identifies the specific reasons why the development is unacceptable and helps the applicant to determine whether and how the proposal can be revised to make it acceptable.

In relation to this application, it was considered and the process managed in accordance with the National Planning Policy Framework 2024.

27. Note to applicant.
A fee is payable for each "request" when submitting details pursuant to a condition or conditions of this permission that require(s) details to be submitted to and approved by the Local Planning Authority (ie details submitted under Article 21 of the Town and Country Planning (General Development Procedure) Order). Further details on what constitutes a "request" can be found in the "Guidance Note - Fees for confirmation of compliance with condition attached to a planning permission". The appropriate fee can be found in the "Planning Fees Form". Both documents can be viewed via www.huntsdc.gov.uk .

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NOTES

Rights of Appeal under the Town and Country Planning Act, 1990 Section 78

If the applicant is aggrieved by the decision of the Local Planning Authority to refuse permission for the proposed development or to grant permission subject to conditions, he/she may appeal to the Secretary of State responsible for planning within;

- **Six months from the date of this decision notice.**

Appeals must be made on a form which is obtainable from the Planning Inspectorate, Customer Support Unit, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN. Alternatively all forms can be downloaded from their website www.planning-inspectorate.gov.uk. The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances, which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the Local Planning Authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the Development Orders and to any directions given under the Orders. He does not, in practice, refuse to entertain appeals solely because the decision of the Local Planning Authority was based on a direction given by him.

If permission to develop land is refused or granted subject to conditions, whether by the Local Planning Authority or by the Secretary of State responsible for planning and the owner of the land claims that the land has become incapable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Council of the County District in which the land is situated a purchase notice requiring that Council to purchase his interest in the land in accordance with the provision of Part VI of the Town and Country Planning Act, 1990.

Claiming Compensation

In certain circumstances, a claim may be made against the Local Planning Authority for compensation where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of an application to him. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.

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Street Naming and Numbering

In order to obtain an official postal address, any new buildings should be formally registered with Huntingdonshire District Council. Unregistered addresses cannot be passed to Royal Mail for allocation of postcodes. Applicants can find additional information, a scale of charges and an application form at:

www.huntingdonshire.gov.uk/streets-parking-transport/street-naming-and-numbering/

Alternatively, applicants can contact the Street Naming and Numbering Team on 01480 388153 or email streetnaming@huntingdonshire.gov.uk. Please note new address cannot be assigned by the Council until the footings of any new buildings are in place.

General Notes

This decision notice does not convey any approval or consent which may be required under any enactment, bye-law or regulation other than Section 57 of the Town and Country Planning Act 1990.



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