Our Ref: 25/80090/COND
Your Ref: H9356

1 May 2025

Mr G Boreham
Morton & Hall Consulting Ltd
1 Gordon Avenue
March
PE15 8AJ

Pathfinder House, St Mary's Street
Huntingdon. PE29 3TN
Developmentcontrol@huntingdonshire.gov.uk
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Dear Mr Boreham

HUNTINGDONSHIRE DISTRICT COUNCIL
Application for Discharge of planning condition(s)

Proposal: Discharge of Condition 8 (foul and surface drainage) and 10 (biodiversity enhancement scheme) of 22/02214/FUL.

Site address: 1 Royston Avenue Spaldwick Huntingdon PE28 0TH

Your client: Mr Brownlow

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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1st May 2025

Dear Mr Boreham

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

Proposal: Discharge of Condition 8 (foul and surface drainage) and 10 (biodiversity enhancement scheme) of 22/02214/FUL.

Site address: 1 Royston Avenue Spaldwick Huntingdon PE28 0TH

Applicant: Mr Brownlow SolarSavings 4 U Ltd

I refer to your application above received on 25 March 2025 and the plans, drawings and documents which form part of the application as described below.

The following condition/s are Approved

Condition 8 - foul and surface water
Condition 8 (Foul and Surface Water) wording: No development shall commence until details of the foul and surface water drainage for the site have been submitted to and approved in writing by the Local Planning Authority. The drainage works shall be constructed in accordance with the approved details prior to the occupation of any part of the development hereby approved.
Submitted documents/drawings:
- Drainage design (dwg non 3378-02) received by the LPA 25/03/2025
- Infiltration testing received by the LPA 25/03/2025
- Rainwater harvesting supply info received by the LPA 25/03/2025
- Construction Details (dwg non 3378-99) received by the LPA 25/03/2025

The submitted details accord with the wording of the condition. The submitted drainage design (dwg non 3378-02) confirms foul and surface water would be disposed of into the Anglian Water mains sewer. The submitted infiltration testing demonstrates the use of a sustainable urban drainage system for all surface water would not be suitable in this location. Permeable block paving is to be used as the driveway surface.

The Council are therefore satisfied the submitted details would minimise the risk of flooding due to surface water run-off in accordance with Policies LP12 and LP15 of the Huntingdonshire Local Plan to 2036.

Condition 8 is therefore discharged in full.

Condition 10 - Biodiversity enhancements
Condition 10 (Biodiversity Enhancements): No development above slab level shall take place until a detailed Biodiversity Enhancement scheme has been submitted to and approved in writing by the Local Planning Authority. The details shall include but not be limited to; specification, location, timing, an implementation programme, maintenance, and monitoring. The development shall be carried out in accordance with the approved details.

Submitted documents/plans:
Biodiversity Enhancement Strategy January 2025 Vo.1 received by the LPA 25/03/2025

The submitted details accord with the wording of the condition. Enhancement measures such as the installation of 2 no. bird boxes and 1 no. bat box are proposed. A species-rich native hedgerow is also proposed on the eastern and northern boundaries of the site and would comprise of at least 6 different species. The recommended species are appropriate. Table 2 of the submitted report details the management plan for each of the enhancement measures.

The submitted details are acceptable and seek to minimise the impact of the development upon biodiversity and seek to secure a net gain in biodiversity in accordance with Policy LP30 of the Huntingdonshire Local Plan to 2036.

Condition 10 is therefore 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: 1 May 2025
Agent