**TOWN & COUNTRY PLANNING ACT 1990**

**Planning Permission**

Linden Limited (Miss Hannah Short)
Eastwood House
Glebe Road
Chelmsford
CM1 1RS

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

Proposal: Construction of 6 dwellings and associated access, landscaping, drainage and infrastructure, in addition to the 80 dwellings approved under references 1401659OUT and 18/00633/REM.

Site address: Land East Of Glebe Farm Gidding Road Sawtry

in accordance with your application received on 25th June 2019 and plans (listed below) which form part of the application

| Plan Type | Reference | Version | Date Received |
|---|---|---|---|
| Bin Store | 1455-P2/04 | REV B | 16.01.2020 |
| drainage details | 6646-C-SK101 Rev P6 | P6 | 16.01.2020 |
| Boundary | 1455-P2/05 | REV B | 16.01.2020 |
| Landscaping | LIN22481-11 D | | 16.01.2020 |
| Parking Layout | 1455-P2/06 | REV B | 16.01.2020 |
| Block Plan | 1455-P2/02 | REV B | 16.01.2020 |
| Site Plan | 1455-P2/03 | REV B | 16.01.2020 |
| Masterplan | 1455-P2/01 | REV B | 16.01.2020 |
| drainage details | Drainage Strategy Barter Hill dated 9/1/2020 | 9.01.2020 | |
| Ecological Phase One Survey | Biodiversity Net Gain RPS GROUP | 9.01.2020 | 16.01.2021 |
| Site location Plan | 1455-P2/LOC | REV B | 16.01.2020 |
| Elevations | 1455-P2-HT-CLA | Elevations and floor pla | 10.01.2020 |
| Boundary line plan | 1455-P2-05-B | REV B | 10.01.2020 |

C. Kerr

Clara Kerr
Services Manager - Growth



Date 19th November 2021

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|---|---|---|---|
| CYCLE STORE | 1455-P2-06 B | REV B | 10.01.2020 |
| Location Plan | 1455-P2-LOC-B | REV B | 10.01.2020 |
| Landscaping | Management Plan | | 10.01.2020 |

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.

1. Reason.
   To enable the Local Planning Authority to control the development in detail and to comply with Section 92 of the Town & Country Planning Act 1990.

2. Condition.
   The proposed development shall be carried out in complete accordance with the amended plan(s) received by the Local Planning Authority on the 10th and 16th January 2020; specifically drawing(s) references 1455-P2/05 Rev B Boundary Plan, LIN22481-11D Landscape proposals, 1455-P2/06 Rev B Car and Cycle Parking Plan, 1455-P2/01 Rev B Master Plan, 1455-P2/02 Rev B Block Plan, 1455-P2/03 Rev B Amenity Plan, 1455-P2-HT-GOO Rev A Goodridge House Type, 6646-C-SK101 Rev P5 Additional Plots, 6646-C-SK101 Rev P6 Drainage Strategy, LIN22481-50 Landscape Management, 1455-P2-G-01 Double Garage Plans, 1455-P2-HT HWK Rev A Hardwick House Type, , 1455-P2-CLA Clarance House Type, 1455-P2-G01A Single Garage Plans, Location Plan 1455-P2-LOC B.

2. Reason.
   This condition is imposed for the avoidance of doubt and in accordance with Policy LP2 Strategy for Development of the Huntingdonshire Local Plan to 2036.

3. Condition.
   The materials to be used on the external surfaces of the development hereby approved shall be in accordance with the details provided on the 23rd January 2020 (Marley Modern Tile in Smooth Grey) and (Edenhall Redbridge Stock) Facing bricks.

3. Reason.
   This condition is imposed for the avoidance of doubt and to help integrate the development into the surrounding locality and in accordance with Policies LP11 Design context and LP12 Design Implementation of the Huntingdonshire Local Plan to 2036.

4. Condition.
   Notwithstanding the approved drawings a side window should be included into the side (north eastern) elevation of plot no. 86 and thereafter retained permanently.

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4. Reason.
   To safeguard the appearance of the development and provide additional surveillance to the side driveway.

5. Condition.
   Notwithstanding the submitted materials, details of cycle and bin stores are to be submittted to and approved by the Local Planning Authority prior to the above slab works on any of the plots commencing.

5. Reason.
   To ensure adequate provision for cycle storage is provided for each dwelling.

6. Condition.
   The car parking spaces on the submitted plans shall be surfaced in accordance with details, which have been submitted to and approved in writing by the Local Planning Authority. The car parking spaces shall be made available before the proposed development comes into operation and thereafter used for no other purpose.

6. Reason.
   To ensure that parking and servicing facilities will be available at all times to serve the premises.

7. Condition.
   The landscaping proposals hereby approved shall be carried out in accordance with the drawing number LIN22481-11D received 16th January 2020, all planting, seeding and/or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building(s) or the completion of the development, whichever is the sooner, and any trees, shrubs, hedges or plants which within a period of five years from the completion of development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation and in accordance with the Landscape Management Plan LIN22481-11 D received 10.01.2020.

7. Reason.
   This condition is imposed to help integrate the development into the surrounding area, to protect visual amenity, the character of the area and to ensure a satisfactory environment and in accordance with Policy LP30 Biodiversity and Geodiversity and LP31 Trees, Woodland, Hedges and hedgerows of the Huntindonshire Local Plan to 2036.

8. Condition.
   Prior to development above slab level commencing detailed cross sections shall be submitted to and approved in writing by the Local Planning Authority, showing the existing ground levels in

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relation to the proposed ground and finished floor levels for the development. The levels shall relate to a fixed Ordnance Datum. The development shall be constructed in accordance with the approved details and thereafter be retained in the approved form.

8. Reason.
To protect the amenity of the neighbouring residents and to ensure that the development is appropriate to the character and appearance of its surroundings in accordance with Policies LP12 Design Implementation and LP14 Amenity of the Huntingdonshire Local Plan to 2036.

9. Condition.
No above ground works shall commence until a surface water drainage scheme for the site, based on sustainable drainage principles, 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.

The scheme shall be based upon the principles within the agreed Drainage Statement prepared by Barter Hill Partnership (Ref: 6646/V4) dated 10th February 2020 and shall also include:

a) Full calculations detailing the existing surface water runoff rates for the QBAR, 3.3% Annual Exccedance Probability (AEP) (1 in 30) and 1% AEP (1 in 100) storm events;
b) Full results of the proposed drainage system modelling in the above-referenced storm events (as well as 1% AEP plus climatee change), inclusive of all collection, conveyance, storage, flow control and disposal elements and including an allowance for urban creep, together with an assesssment of system performance;
c) Detailed drawwings of the entire proposed surface water drainage system, including levels, gradients, dimensions and pipe reference numbers;
d) Full details of the proposed attenuation and flow control measures;
e) Details of overland flood flow routes in the event of system exceeedance, with demonstration that such flows can be appropriately managed on site wiithout increasing flood risk to occupants;
f) Full details of the maintenance/adoption of the surface water drainage system;
g) Measures taken to prevent pollution of the receiving groundwater and/or surface water

The drainage scheme must adhere to the hierarchy of drainage options as outlined in the NPPF PPG.

9. Reason.
To ensure that the proposed development can be adequately drained and to ensure that there is no increased flood risk on or off site resulting from the proposed development.

10. Condition.

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Details for the long term maintenance arrangements for the surface water drainage system (Including all SuDS features) to be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of any of the dellings hereby permitted. The submitted details should identify runoff sub-catchments, SuDS components, control structures, flow routes and outfalls. In addition, the plan must clarify the access that is required to each surface water management component for maintenance purposes. The maintenance plan shall be carried out in full thereafter.

10. Reason.
To ensure the satisfactory maintenance of drainage systems that are not publically adopted, in accordance with the requirements of paragraphs 163 and 165 of the NPPF.

11. Condition.
No development shall commence until details of the foul 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.

11. Reason.
To prevent pollution of the water environment.

12. Condition.
The recommendations identified in the Biodiversity Net Gain Assessment shall implemented prior to the occupation of the approved dwellings and thereafter retained. This shall include:

0.024 ha grassland;
0.01 ha native shrub;
0.02 ha habitat pond.

12. Reason.
To ensure the conservation and enhancement of on-site biodiversity.

13. Condition.
The residential dwelling(s) hereby approved 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 prior to first occupation. Such provision shall be maintained for the lifetime of the development.

13. Reason.
To ensure the adequate provision of water efficiency methods in accordance with Policy LP12 part j of the Local Plan to 2036.

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14. Condition.
The residential dwelling(s) hereby approved shall be constructed and fitted out to comply with the Building Regulations 2010 (as amended) optional requirement M4(2) 'accessible and adaptable' prior to first occupation. Such provision shall be maintained for the lifetime of the development.

14. Reason.
To ensure the adequate provision of accessible and adaptable dwellings in accordance with Policy LP25 of the Local Plan to 2036.

15. 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 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.

16. 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 2021.

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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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