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03.11.2026
Planning Department
Pathfinder House,
St Mary's Street
Huntingdon.
PE29 3TN

Reference Number:
26/00828/S73

Proposal:
Variation of Condition 2 (Plans) of 25/01311/FUL

Site address:
Fenland Fisheries Meadow Drove Earith PE28 3SA

Applicant:
Mr And Mrs Grant And Linda Newell Fenland Fisheries

I refer to the above and your decision notice dated 11th August 2026 regarding the notice of approval with conditions.

Please find our responses below in bold:

1. The development hereby permitted shall be begun before 29th December 2028 **Noted**

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

3. A. Site Investigation Information
No development, other than the change of use and works to the Listed Building, 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 a site investigation survey of the extent, scale and nature of contamination and an assessment of the potential risks to human health, groundwater and property (existing or proposed property, including buildings, pets, service lines and pipes). **See attached report the client has had produced ref - UK26.7909 Phase I & II Geo-Environmental Assessment - Fenland Fisheries, Earith (Issue 1)**

4. No development above slab level shall commence until specific details of the external wall, roof, roof light, window and door 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. **Please see enclosed TMV material schedule ref 1354, physical samples can be arranged to be on site should you require to see them.**

5. No development above slab level shall take place until details of both hard and soft landscape works have been submitted to, and approved in writing by, the Local Planning Authority. **See TMV site plan reference 1354_04 with landscaping notes and details. Please also refer to TMV landscape specification notes.**

6. The development hereby approved shall be carried out in strict accordance with the biodiversity mitigation measures specified within Sections 4.2.1, 4.2.2 and

4.2.3 of the Preliminary Ecological Appraisal prepared by Brown & Co and dated July 2025. **Noted - Contractor to read Sections 4.2.1, 4.2.2 and 4.2.3 of Ecology report.**

7. No development above slab level shall commence until a scheme of ecological enhancement has been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall include details of the features to be enhanced, recreated and managed for species of local importance both in the course of development and in the future. The scheme 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. **See TMV site plan reference 1354_04 which notes the Ecology enhancements which will be incorporated within this scheme.**

8. No development above slab level shall commence until details of the facilities for the provision of secure covered cycle parking for use in connection with the development have been submitted to, and approved in writing by, the Local Planning Authority. The details shall include the siting, means of enclosure, appearance and materials. The facilities shall be provided in accordance with the approved details prior to occupation of the dwelling and shall be retained as such in perpetuity. **Please note the bikes will be stored in an existing shed which will be retained on site. See TMV site plan reference 1354_04 for location.**

9. The development hereby permitted shall consist exclusively of a dwelling which is self-build or custom housebuilding as defined in section 1(A1) of the Self-build and Custom Housebuilding Act 2015. **Noted**

10. 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. **Noted**

11. 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. **Noted- Covered in Outline Specification**

12. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no development within Classes A, B, D, E and F of Part 1, and Class A of Part 2, of Schedule 2 of the Order shall take place unless expressly authorised by planning permission granted by the Local Planning Authority in that behalf. **Noted**

I trust this clarifies the outstanding conditions.

We look forward to hearing from you.

Thomas Mann
Director

[redacted]