Application Number: 25/00577/FUL

TOWN & COUNTRY PLANNING ACT 1990

Planning Permission

JMS Planning
JMS Planning & Development Ltd
Build Studios
203 Westminster Bridge Road
Lambeth
London
SE1 7FR
United Kingdom

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

Proposal: Enhancement works to Hinchingbrooke Country Park, to include an extension to the existing countryside centre, new car parking (to include new electric vehicle charging), improved access, biodiversity enhancements and other associated improvements and works

Site address: Hinchingbrooke Country Park Hinchingbrooke Park Road Huntingdon

Applicant: Huntingdonshire District Council

in accordance with your application received on 26th March 2025 and plans (listed below) which form part of the application

C. Kerr

Clara Kerr
Chief Planning Officer

Date 26th June 2025

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Plan Type	Reference	Version	Date Received
Floor Plan/s	11	K	26.03.2025
Elevations	12	E	26.03.2025
Elevations	14	H	26.03.2025
Roof Plan	15		26.03.2025
Location Plan	NCSP 508/3-001	N	26.03.2025
Utility details	NCSP 508/3-002	S	26.03.2025
Landscaping	NCSP 508/3-003	N	26.03.2025
Landscaping	NCSP 508/3-004	M	26.03.2025
dimensions	NCSP 508/3-005	M	26.03.2025
Landscaping	NCSP 508/3-007	R	26.03.2025
Landscaping	NCSP 508/3-008	S	26.03.2025
dimensions	NCSP 508/3-009	Q	26.03.2025
Landscaping	NCSP 508/3-010	L	26.03.2025
Landscaping	NCSP 508/3-011	L	26.03.2025
Landscaping	NCSP 508/3-013	K	26.03.2025
Landscaping	NCSP 508/3-014	K	26.03.2025
Landscaping	NCSP 508/3-015	K	26.03.2025
Landscaping	NCSP 508/3-016	L	26.03.2025

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Landscaping	NCSP 508/3-017	L	26.03.2025
dimensions	NCSP 508/3-018	K	26.03.2025
Landscaping	NCSP 508/3-019	H	26.03.2025
Landscaping	NCSP 508/3-020	H	26.03.2025
dimensions	NCSP 508/3-021	J	26.03.2025
Landscaping	NCSP 508/3-022	H	26.03.2025
Landscaping	NCSP 508/3-023	H	26.03.2025
dimensions	NCSP 508/3-024	H	26.03.2025
Landscaping	NCSP 508/3-025	H	26.03.2025
Landscaping	NCSP 508/3-026	H	26.03.2025
dimensions	NCSP 508/3-027	H	26.03.2025
Parking Layout	NCSP 508/3-028	F	26.03.2025
dimensions	NCSP 508/3-012	L	26.03.2025
Tree Protection Plan	11266-D8-AIA (Proposed)	B	26.03.2025
Tree Protection Plan	11266-D9-AIA (Proposed)	B	26.03.2025
Tree Protection Plan	11266-D10-AIA (Proposed)	B	26.03.2025
Tree Protection Plan	11266-D11-AIA (Proposed)	B	26.03.2025
Tree Protection Plan	11266-D12-AIA (Proposed)	B	26.03.2025
Tree Protection Plan	11266-D7-AIA (Proposed)	B	26.03.2025

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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.

No development shall take place above slab level, other than demolition, until details of the external materials to be used for the Countryside Centre 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 and Policies NE3 and BE2 of the Huntingdon Neighbourhood Plan 2018 - 2026.

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4. Condition.

Notwithstanding the details shown on the plans hereby approved, no development above slab level shall take place until architectural details for the external surfaces of the Countryside Centre have been submitted to and approved in writing by the Local Planning Authority. The details shall include:

a) Treatment and colour of the canopy soffits and fascias

b) The location of signage placeholders

c) A plan(s) showing the location of any external plant equipment

d) A plan(s) showing the location, design and colour of external flues, vents, kitchen and WC extracts

Details of the product name and manufacturer should be provided where appropriate.

The 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 and Policies NE3 and BE2 of the Huntingdon Neighbourhood Plan 2018 - 2026.

5. Condition.

Notwithstanding the details shown on the soft landscaping plans hereby approved, prior to implementation of any soft landscaping, a revised landscaping scheme proposing native species only shall have been submitted to and approved in writing by the Local Planning Authority. Development shall be undertaken in accordance with the subsequently-approved details.



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Reason: To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies LP3, LP11, LP12 and LP31 of the Huntingdonshire Local Plan to 2036 and Policies NE3 and BE1 of the Huntingdon Neighbourhood Plan 2018 - 2026.

6. Condition.

Notwithstanding the details shown on the hard landscaping plans hereby approved, prior to installation of the external terrace for the Countryside Centre, further details of the proposed paving to the external terrace as shown on drawing 508/3-016 Revision L shall have been submitted to and approved in writing by the Local Planning Authority. The details shall include the product name and manufacturer.

Reason: In the interests of visual amenity and to enhance the character and appearance of the site in accordance with Policy LP12 of the Huntingdonshire Local Plan to 2036 and Policies NE3 and BE2 of the Huntingdon Neighbourhood Plan 2018 - 2026.

7. Condition.

All hard and soft landscape works shall be carried out and maintained in accordance with the approved plans listed above, the plans approved pursuant to conditions 5 and 6 of this permission and the submitted 'Landscape Specification' document received by the Local Planning Authority on 26th March 2025. 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. 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 LP3, LP11, LP12 and LP31 of the Huntingdonshire Local Plan to 2036 and Policies NE3 and BE1 of the Huntingdon Neighbourhood Plan 2018 - 2026.



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8. Condition.

No development above slab level, other than demolition, shall commence until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, height, design and materials of boundary treatments to be erected. The boundary treatment shall be completed in accordance with the approved details prior to the first occupation or the bringing into use of the development and retained as approved thereafter.

Reason: In the interests of visual amenity and to enhance the character and appearance of the site in accordance with Policy LP12 of the Huntingdonshire Local Plan to 2036 and Policies NE3 and BE1 of the Huntingdon Neighbourhood Plan 2018 - 2026.

9. Condition.

Prior to the installation of PV panels on the roof of the Countryside Centre, full details of the PV panels shall have been submitted and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and retained as such thereafter.

Reason - To ensure the external appearance of the development does not detract from the character and appearance of the area in accordance with Policies LP11 and LP12 of the Huntingdonshire Local Plan to 2036 and Policies NE3 and BE1 of the Huntingdon Neighbourhood Plan 2018 - 2026.

10. Condition.

No demolition/development shall commence until the applicant, or their agents or successors in title, has implemented a programme of archaeological work, commencing with the evaluation of the application area, that has been secured in accordance with a Written Scheme of Investigation (WSI) that has been

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submitted to and approved by the Local Planning Authority in writing. For land that is included within the WSI, no demolition/development shall take place other than under the provisions of the agreed WSI, which shall include:

a. the statement of significance and research objectives;

b. The programme and methodology of investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works;

c. The timetable for the field investigation as part of the development programme;

d. The programme and timetable for the analysis, publication & dissemination, and deposition of resulting material and digital archives.

Reason: To safeguard archaeological assets within the approved development boundary from impacts relating to any demolitions or groundworks associated with the development scheme and to ensure the proper and timely preservation and/or investigation, recording, reporting, archiving and presentation of archaeological assets affected by this development, in accordance with national policies contained in the National Planning Policy Framework (2024) and Policy LP34 of Huntingdonshire's Local Plan to 2036.

11. Condition.

No external lighting shall be provided or installed other than in accordance with a scheme which has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be carried as approved and shall be retained as such.

Reason: To minimise the effects of light pollution on the surrounding area and to protect biodiversity interests in accordance with Policies LP14 and LP30 of the Huntingdonshire Local Plan to 2036.

12. Condition.



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Prior to the installation of any Electric Vehicle Charge Point (EVCP) Infrastructure, details on the location, equipment design and colour of the EVCP infrastructure to be installed shall have been submitted to and approved in writing by the Local Planning Authority. The charging points and associated car parking spaces shall be provided in accordance with the approved details.

Reason: To ensure that adequate parking with facilities for the charging of electric vehicles are provided and does not detract from the character and appearance of the area or undermine the approved landscaping in accordance with Huntingdonshire's Design Guide SPD (2017), Policies LP12 and LP17 of Huntingdonshire's Local Plan to 2036 and and Policies NE3 and BE1 of the Huntingdon Neighbourhood Plan 2018 - 2026.

13. Condition.

Notwithstanding the details shown on the plans hereby approved, 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, cycle rack systems where appropriate, appearance and materials. The facilities shall be provided in accordance with the approved details before the development to which it relates is occupied and shall be retained 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.

14. Condition.

The development hereby permitted shall be carried out in accordance with Section 3 (Mitigation) of the submitted Flood Risk Assessment produced by Link Engineering received by the Local Planning Authority



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on 26th March 2025. The flood risk management measures shall thereafter be retained in accordance with the approved details.

Reason: To prevent the increased risk of flooding in accordance Policy LP5 of the Huntingdonshire Local Plan to 2036.

15. Condition.

The development hereby permitted shall be carried out in accordance with the submitted 'Tree Survey, Arboricultural Impact Assessment Arboricultural Method Statement & Tree Protection Plan In Accordance with BS 5837:2012' produced by Hayden's Arboricultural Consultants received by the Local Planning Authority on 26th March 2025 unless otherwise agreed in writing by the Local Planning Authority.

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 and Policy NE3 of the Huntingdon Neighbourhood Plan 2018-2026.

16. Condition.

No development, demolition, clearance or preparatory operations (including excavations and archaeology) shall commence on site in connection with the development hereby approved until a further Arboricultural Impact Assessment, Arboricultural Method Statement & Tree Protection Plan for the approved widening of the access road (as recommended at 4.4.1 of the submitted Tree Survey, Arboricultural Impact Assessment Arboricultural Method Statement & Tree Protection Plan) has been submitted to, and approved in writing by the Local Planning Authority. The development shall thereafter be undertaken in accordance with the approved details.

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Reason: This is a pre-commencement condition to ensure that initial site operations do not harm any trees, shrubs and hedges to be retained on and adjacent to the site (and if necessary their replacement) 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 and Policy NE3 of the Huntingdon Neighbourhood Plan 2018-2026.

17. Condition.

Notwithstanding the submitted details, no development shall commence in respect of underground services until the applicant has implemented a programme of tree root investigation works in accordance with a Written Scheme of Tree Root Investigation (WSTRI) that has been submitted to and approved in writing by the Local Planning Authority.

For land that is included within the WSTRI, no development shall take place other than under the provisions of the agreed WSTRI, which shall include:

a. A methodology for investigating the entirety of those underground service runs proposed with tree root protection areas, using an airspade;

b. Supervision of those investigatory works by a suitably qualified arboricultural professional;

c. A methodology for the recording and reporting of any tree roots identified during the investigation which exceed 50mm in diameter;

d. A detailed underground utilities routing plan demonstrating the alignment of underground utilities to avoid any pruning or severance of tree routes exceeding 50mm in diameter;

In the event that an underground utilities routing alignment cannot be identified which complies with (d), a detailed underground services boring methodology shall be submitted to and approved in writing by the Local Planning Authority and works shall be undertaken in accordance with the approved methodology.

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Reason: A pre-commencement condition is needed to safeguard tree within the approved development boundary from impacts relating to any groundworks associated with the development scheme in accordance with Policy LP31 of the Huntingdonshire Local Plan to 2036 and Policy NE3 of the Huntingdon Neighbourhood Plan 2018-2026.

18. Condition.

No development above slab level shall take place until a Biodiversity Method Statement which provides details of how the recommended enhancements not covered under Biodiversity Net Gain (e.g. bat and bird boxes, amphibian hibernacula) contained in Section 6.0 Impact Assessment and Mitigation Measures of the Ecological Impact Assessment (Greenwillows Associates ltd, received by the Local Planning Authority on 15/05/2025) and the Aerial Tree Assessment (MKA Ecology, received by the Local Planning Authority on 20/05/2025) will be carried out has been submitted to and approved in writing by the Local Planning Authority. The details shall include but not be limited to; specification, location, maintenance, and monitoring. The development shall be carried out in accordance with the approved details.

Reason: To ensure the conservation and enhancement of on-site biodiversity in accordance with Policy LP30 of the Huntingdonshire Local Plan to 2036 and Policy NE3 of the Huntingdon Neighbourhood Plan 2018-2026.

19. Condition.

No development shall commence (including demolition, ground works, vegetation clearance) until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the local planning authority. The CEMP shall follow all mitigation / compensation measures contained in Section 6.0 Impact Assessment and Mitigation Measures of the Ecological Impact Assessment (Greenwillows Associates ltd, received by the Local Planning Authority on 15/05/2025) and include the following.

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(a) Risk assessment of potentially damaging construction activities.

(b) Identification of "biodiversity protection zones".

(c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).

(d) The location and timings of sensitive works to avoid harm to biodiversity features.

(e) The times during construction when specialist ecologists need to be present on site to oversee works.

(f) Responsible persons and lines of communication.

(g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.

(h) Use of protective fences, exclusion barriers and warning signs if applicable.

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details.

Reason: This is a pre-commencement condition to ensure an appropriate construction ecological management plan has been agreed to fully conserve and enhance ecological interests in accordance with Policy LP30 of the Huntingdonshire Local Plan to 2036 and Policy NE3 of the Huntingdon Neighbourhood Plan 2018-2026.

20. Condition.

No removal of trees, scrub or hedgerow shall take place in the bird breeding season between 1 March and 31 August inclusive, unless a mitigation scheme for the protection of bird-nesting habitat has been previously submitted to and approved in writing by the Local Planning Authority.

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Reason: To avoid causing harm to nesting birds in accordance with The Wildlife and Countryside Act 1981.

21. Condition.

No development shall commence until the following documents have been submitted to and approved in writing by the Local Planning Authority: - Any necessary licence issued by Natural England / the relevant licensing body pursuant to Regulation 53 of The Conservation of Habitats and Species Regulations 2010 authorising the development to proceed on the application site, or - A statement in writing from the relevant licensing body to the effect that it considers that the development on the application site will not require a licence with regards to bats.

Reason: To conserve protected species and allow the Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended), Policy LP30 of the Huntingdonshire Local Plan to 2036 and Policy NE3 of the Huntingdon Neighbourhood Plan 2018-2026.

22. Condition.

No development shall commence until all further surveys in recommended in the Aerial Tree Assessment (MKA Ecology, received by the Local Planning Authority on 20/05/2025) have been carried out by a licensed ecologist. A report of the findings including a suitable mitigation strategy if required, should the above specified species be found, shall be submitted to and approved in writing by the local planning authority. The development thereafter shall be carried out in accordance with the approved report.

Reason: To conserve protected species and allow the Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended), Policy LP30 of the Huntingdonshire Local Plan to 2036 and Policy NE3 of the Huntingdon Neighbourhood Plan 2018-2026.



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23. Condition.

No laying of services, creation of hard surfaces or erection of a building shall commence until a detailed design of the surface water drainage of the site has been submitted to and approved in writing by the Local Planning Authority. Those elements of the surface water drainage system not adopted by a statutory undertaker shall thereafter be maintained and managed in accordance with the approved management and maintenance plan.

The scheme shall be based upon the principles within the agreed Flood Risk Assessment, prepared by Link Engineering (ref: HCB-LE-GEN-XX-RP-CE-FRA01-P1) dated March 2025 and shall also include:

a) Full calculations detailing the existing surface water runoff rates for the QBAR, 3.3% Annual Exceedance 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 climate change), inclusive of all collection, conveyance, storage, flow control and disposal elements and including an allowance for urban creep, together with an assessment of system performance using FEH data;

c) Detailed drawings of the entire proposed surface water drainage system, attenuation and flow control measures, including levels, gradients, dimensions and pipe reference number, designed to accord with CIRIA C753 SuDS Manual (or any equivalent guidance that may supersede or replace it);

d) Full detail on SuDS proposals (including location, type, size, depths, side slopes and cross sections);

e) Site Investigation and test results to confirm infiltration rates;

f) Details of overland flood flow routes in the event of system exceedance, with demonstration that such flows can be adequately managed on site without increasing flood risk to occupants;

g) Demonstration that the surface water drainage of the site is in accordance with DEFRA non-statutory technical standards for sustainable drainage systems;

h) Full details of the maintenance/adoption of the surface water drainage system;

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i) Permissions to connect to a receiving watercourse or sewer;

j) Measures taken to prevent pollution of the receiving groundwater and/or surface water.

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 and to ensure that the principles of sustainable drainage can be incorporated into the development, noting that initial preparatory and/or construction works may comprise the ability to mitigate harmful impacts in accordance with Policies LP5, LP12 and LP15 of the Huntingdonshire Local Plan to 2036.

24. 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, LP12 and LP15 of the Huntingdonshire Local Plan to 2036.

25. 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:

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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.

26. 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.

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 (i.e. details submitted under Article 27 of the Town and Country Planning (General Development Procedure)



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Order 2015. 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.huntingdonshire.gov.uk. The Local Planning Authority should give written confirmation within a period of 8 weeks from the date on which the request and fee are received.

28. Note to applicant.

LLFA Informatives:

Detailed design hydraulic calculations

Hydraulic calculations should include the following, where appropriate:

o Full network hydraulic calculations are required for the LLFA to suitably review the proposed system. These should show the full pipe network and results for the 100%, 3.3% and 1% Annual Exceedance Probability (AEP) storm events. This should align with the detailed drainage layout.

o Full calculations to show the performance of the system for a range of summer and winter storm durations for 15 minutes up to the 10080 minute (7 day).

o For storm durations less than 1 hour, Flood Studies Report (FSR) rainfall data should be used. For storm durations greater than 1 hour, Flood Estimation Handbook (FEH) rainfall data should be used. FEH data must be used in these longer duration storms as it uses more up to date rainfall data and is more accurate for the purpose of modelling the future storm events over other data sources such as FSR for the larger duration storms.

o Recent update are now available that include new catchment descriptors (e.g. BFIHOST19) and the latest FEH depth-duration-frequency model (FEH22), which should be used when submitting calculations.

o In accordance with the latest climate change peak rainfall intensity allowances, a climate change allowance should be incorporated into the surface water management scheme for 3.3% annual exceedance probability rainfall event. The allowance used should be based on the lifetime of the development and therefore should include a 35% climate change allowance on the 3.3% AEP hydraulic calculations.



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o The software default of 2 is commonly applied to the additional storage (MADD factor); however, the applicant should set this to 0.

o The Cv values (volumetric runoff coefficient) for the winter and summer storms are set as 0.840 and 0.750, respectively. However, since the modelling is for the impermeable area, these values should be set to 1.0 to account for the total runoff during storm events.

Ordinary Watercourse Consent

Constructions or alterations with an ordinary watercourse (temporary or permanent) require consent from the Lead Local Flood Authority under the Land Drainage Act 1991. Ordinary watercourses include every river, drain, stream, ditch, dyke, sewer (other than public sewer) and passage through which water flows that do not form part of Main Rivers (Main Rivers are regulated by the Environment Agency). The applicant should refer to Cambridgeshire County Council's Culvert Policy for further guidance.

Please note the council does not regulate ordinary watercourses in Internal Drainage Board areas.

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

watercourse 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.

29. Note to applicant.

Partial discharge of condition 10 can be applied for once the fieldwork at Part c) has been completed to enable the commencement of development.

Part d) of the condition shall not be discharged until all elements have been fulfilled in accordance with the programme set out in the WSI.

30. Note to applicant.

When submitting details pursuant to condition 5 of this planning permission the applicant is encouraged to consider the comments raised by HDC's Landscape Officer in comments dated 28/05/2025.

31. Note to applicant.

Public Footpaths 24 , and 47, Huntingdon must remain open and unobstructed at all times.

Building materials must not be stored on Public Rights of Way and contractors' vehicles must not be parked on it (it is an offence under s 137 of the Highways Act 1980 to obstruct a public Highway).

The Public Footpaths must not be used to access the development site unless the applicant is sure they have lawful authority to do so (it is an offence under S34 of the Road Traffic Act 1988 to drive on a Public Footpath without lawful authority)

No alterations to the Footpaths surfaces are permitted without our consent (it is an offence to damage the surface of a public footpath under s 1 of the Criminal Damage Act 1971).

C. Kerr

Clara Kerr
Chief Planning Officer

Date 26th June 2025

Huntingdonshire DISTRICT COUNCIL

Pathfinder House, St Mary's Street
Huntingdon. PE29 3TN
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Landowners are reminded that it is their responsibility to maintain boundaries, including trees, hedges and fences adjacent to Public Rights of way, and that any transfer of land should account for any such boundaries (s154 Highways Act 1980).

The granting of planning permission does not entitle a developer to obstruct a Public Right of Way (Circular 1/09 para 7.1).

Members of the public on foot, horseback and pedal cycle have the dominant right of passage along the public byway; private vehicular users must 'give way' to them.

It is the responsibility of the Applicant to ensure that any works which may result in a material loss of established vegetation and/or damage to existing ecosystems (including potentially both habitats and protected species) within the existing public right of way or adjoining land, comply with relevant legislation and that any supplementary permits or permissions are secured prior to undertaking their public rights of way works.

If temporary closures are required during construction work, this requires a Temporary Traffic Regulation Order (TTRO).

32. Note to applicant.

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition "(the biodiversity gain condition") that development may not begin unless:

(a) a Biodiversity Gain Plan has been submitted to the planning authority, and

(b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be Huntingdonshire District Council.



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Chief Planning Officer

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There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are:

1. The application for planning permission was made before 12 February 2024.

2. The planning permission relates to development to which section 73A of the Town and Country Planning Act 1990 (planning permission for development already carried out) applies.

3. The planning permission was granted on an application made under section 73 of the Town and Country Planning Act 1990 and

(i)the original planning permission to which the section 73 planning permission relates* was granted before 12 February 2024; or

(ii)the application for the original planning permission* to which the section 73 planning permission relates was made before 12 February 2024.

Based on the information available this permission is considered to be one which will require the approval of a Biodiversity Gain Plan before development is begun because none of the statutory exemptions or transitional arrangements listed above are considered to apply.

Irreplaceable habitat

If the onsite habitat includes irreplaceable habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements for the content and approval of Biodiversity Gain Plans.

The Biodiversity Gain Plan must include, in addition to information about steps taken or to be taken to minimise any adverse effect of the development on the habitat, information on arrangements for compensation for any impact the development has on the biodiversity of the irreplaceable habitat.

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The planning authority can only approve a Biodiversity Gain Plan if satisfied that the adverse effect of the development on the biodiversity of the irreplaceable habitat is minimised and appropriate arrangements have been made for the purpose of compensating for any impact which do not include the use of biodiversity credits.

The effect of section 73D of the Town and Country Planning Act 1990

If planning permission is granted on an application made under section 73 of the Town and Country Planning Act 1990 (application to develop land without compliance with conditions previously attached) and a Biodiversity Gain Plan was approved in relation to the previous planning permission ("the earlier Biodiversity Gain Plan") there are circumstances when the earlier Biodiversity Gain Plan is regarded as approved for the purpose of discharging the biodiversity gain condition subject to which the section 73 planning permission is granted.

Those circumstances are that the conditions subject to which the section 73 permission is granted:

i) do not affect the post-development value of the onsite habitat as specified in the earlier Biodiversity Gain Plan, and

ii) in the case of planning permission for a development where all or any part of the onsite habitat is irreplaceable habitat the conditions do not change the effect of the development on the biodiversity of that onsite habitat (including any arrangements made to compensate for any such effect) as specified in the earlier Biodiversity Gain Plan.

NOTES

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

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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



Clara Kerr
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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.

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.

C. Kerr

Clara Kerr
Chief Planning Officer

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