Our Ref: 25/80163/COND
Your Ref: Tilbrook Kennels DOC 1

17 September 2025

Mr Aaron Simon
Seagrave Developments
Higham Road Trading Estate
Higham Road
Burton Latimer
Northants
NN15 5PU

Pathfinder House, St Mary's Street
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Dear Mr Simon

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

Proposal: Discharge of Conditions 3 A and B (Contamination), 4 (Materials), 6 (Landscaping), 7 (cycle parking and bins), 8 (Written Scheme of Investigation), 15 (Drainage), 16 (Access Road Surface), 17 (Biodiversity Method Statement) of 24/00591/FUL.

Site address: Tilbrook Mill Kennels High Street Tilbrook Huntingdon

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

Proposal: Discharge of Conditions 3 A and B (Contamination), 4 (Materials), 6 (Landscaping), 7 (cycle parking and bins), 8 (Written Scheme of Investigation), 15 (Drainage), 16 (Access Road Surface), 17 (Biodiversity Method Statement) of 24/00591/FUL.

Site address: Tilbrook Mill Kennels High Street Tilbrook Huntingdon

I refer to your application above received on 30 May 2025 and the plans, drawings and documents which form part of the application as described below.

The following condition/s are Approved

Condition 3 - contamination
Condition wording: 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
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;
(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.
(v) 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 the National Planning Policy Framework and with Policies LP14 and LP37 of the Huntingdonshire Local Plan to 2036.

Documents submitted:

"Report on a Ground Investigation" written by Lucion Ground Engineering Ltd (report reference 126604, dated March 2025)

Assessment: The Contaminated Land Officer has been consulted on the above information, the full response of which is set out on the Council's website, and advises that the submitted document is acceptable in regards to the requirements of condition 3 part a) and part b). The proposed details therefore comply with Policies LP14 and LP37 of the Local Plan. The terms of condition 3 will be satisfied and discharged once all aspects of the condition requirements have been submitted, agreed and carried out fully in accordance with the approved details. Condition 3 part c) still needs to be discharged.

Condition 3 is therefore considered to be part discharged as parts a) and b) has been met.

Condition 4 - materials
Condition wording: No development shall take place above slab level, other than demolition, until samples of the proposed red facing brick, black timber cladding and roof tile 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.

Documents submitted:

Red facing brick façade: in the Forterra Hampton Rural Blend
Roof tile: Cottage Red Lothian tile.

Assessment: The applicant proposes swapping the proposed half timber-half brick façade for a full high-quality red facing brick façade, in the Forterra Hampton Rural Blend. The roof tile proposed is a Cottage Red Lothian tile. These details are considered acceptable and in accordance with Policy LP12 of the Huntingdonshire Local Plan to 2036.

Condition 4 is therefore discharged in full.

Condition 6 - landscaping
Condition wording: No development above slab level, apart from demolition, 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. These details shall include:

(a) indications of all existing trees and hedgerows on the land and details of any to be retained; planting plans (which show the relationship to all underground services); written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate; including threshold planting and structural landscaping adjacent to the northern and western site boundary.

(b) boundary treatments indicating the positions, design, materials and type of boundary treatments to be erected;
(c) a hard landscaping plan, indicating location and treatment of the car parking spaces and shared surface road (including colour, manufacturer and product name of the permeable block paving)

Development shall be carried out in accordance with the approved details.

Reason: To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies LP11, LP12 and LP31 of the Huntingdonshire Local Plan to 2036.

Documents submitted:

Drawing no's. TK-00001 Rev A (soft landscaping), TK-00002 Rev A (boundary treatment) and TK-00003 Rev A (hard landscaping).

Assessment: The submitted details are acceptable and in accordance with Policies LP11, LP12 and LP31 of the Huntingdonshire Local Plan to 2036.

Condition 6 is therefore discharged in full.

Condition 7 - cycle parking and bins
Condition wording: Notwithstanding the details shown on the plans hereby approved, no development above slab level shall commence apart from demolition, until details of the facilities for the provision of secure covered cycle parking and the storage of bins for each dwelling 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 storage of bins and 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.

Documents submitted:

TK-00003 Rev A (hard landscaping).

Assessment: The submitted details are acceptable and in accordance with Policies LP12, LP16 and LP17 of the Huntingdonshire Local Plan to 2036.

Condition 7 is therefore discharged in full.

Condition 8 - arch wsi
Condition wording: 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 (Wintertree Software Inc.) that has been submitted to and approved by the Local Planning Authority in writing. For land that is included within the Wintertree Software Inc., no demolition/development shall take place other than under the provisions of the agreed Wintertree Software Inc., 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 (DLUHC 2023).

Documents submitted:

Archaeological Evaluation by Cotswold Archaeology dated March 2025 CA Project: MK1211, CA Report: MK1211_2 , OASIS ID: Cotswold2-531837, CHER Event Number: ECB7430

Assessment: The Archaeological Officer has been consulted and has advised that The report details findings of undated features in the trenches, and as such no further archaeological mitigation is required. We are working with the applicants archaeological contractor over the remaining archive requirements. The archaeological condition can be discharged in full. The submitted information complies with the NPPF.

Condition 8 is therefore discharged in full.

Condition 15 - highway drainage
Condition wording: 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: In the interests of highway safety in accordance with Policies LP12 and LP17 of the Huntingdonshire Local Plan to 2036.

Documents submitted:

Drawing no. FH1540-P-101 - Proposed drainage plan Rev 0
Report titled 'FH1540 Tilbrook Kennels drainage report Rev 0'

Assessment: The submitted details are considered to be acceptable and in accordance with Policies LP12 and LP17 of the Huntingdonshire Local Plan to 2036.

Condition 15 is therefore discharged in full.

Condition 16 - metalled surface
Condition wording: A metalled surface shall be provided for a minimum distance of 10m along the access road from its junction with the public highway. No works shall commence on site unless/until details of wheel washing facilities associated with the proposals have been submitted to and approved in writing by the Local Planning Authority.
Reason: In the interests of highway safety in accordance with Policies LP12 and LP17 of the Huntingdonshire Local Plan to 2036.

Documents submitted:

Drawing no. TK-00004 Rev A.

Assessment: The information submitted states A metalled surface will be provided for a minimum of 10m. At the end of the 10m, we will install a wheel wash facility. This will be a suitable jet wash & bowser set up. All site vehicular traffic will be required to utilise this wheel wash to remove any excess muck before exiting the site. This will ensure the highway remains clean, preventing potential safety hazards. This is considered acceptable and in accordance with Policies LP12 and LP17 of the Huntingdonshire Local Plan to 2036.

Condition 16 is therefore discharged in full.

Condition 17 - biodiversity method statement
Condition wording: In line with the Ecological Survey by AA Environmental Limited (AAe) dated 2nd September 2022 and the Bat survey August 2022, prior to the demolition of building B1 a European Protected Species Licence will need to be obtained from Natural England, and any works undertaken in accordance with this licence. No development above slab level shall take place until a Biodiversity Method Statement which provides details of how the recommendations contained in the Ecological Survey by AA Environmental Limited (AAe) dated 2nd September 2022 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, timing, an implementation programme, 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.

Documents submitted:
Drawing no. TK-00001-Rev A
Biodiversity Enhancement Method Statement dated March 2025
WML-A13a-E5a&b - WORK SCHEDULE FOR BAT LICENCE
Bat Licence dated 01/07/2025

Assessment: It is considered that the submitted information demonstrates that the required licence has been obtained. The submitted biodiversity method statement is also considered acceptable in accordance with Policy LP30 of the Huntingdonshire Local Plan to 2036.

Condition 17 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

C. Kerr

Clara Kerr
Chief Planning Officer
Date: 17 September 2025