Urban Design Consultation

Proposal: Discharge of Condition 5 (Landscaping), 8 (Cycle storage), 9 (Biodiversity),10 (Arboricultural Method Statement) and 15 (Drainage) of 22/02302/FUL.	**Location: Land North Of 51 London Lane Great Paxton**
Case Officer: Hannah Hodges	**Application: 25/80055/COND**

C8 Cycle Storage

Prior to the first occupation of the dwelling hereby permitted, details of the design of the proposed cycle storage shall be provided to the Local Planning Authority for approval in writing. The works shall be carried out in accordance with the approved details and retained as such for the lifetime of the development.

Reason: In order to support more sustainable methods of travel in accordance with Policies LP16 and LP17 of Huntingdonshire's Local Plan to 2036 and the NPPF (2021).

Submission: Existing and Proposed Site Plan dwg H9359/03A

Comments: The proposed cycle store measures approx. 0.9m x 1.8m whereas the garden shed measures approx. 1.6m x 1.2m and together would be sufficient to accommodate 3 bikes (1 per bedroom) in accordance with Local Plan Policy LP17.

The submission includes drainage design plan dwg 3380-02 Rev C and forms a re-submission of C15 Drainage previously submitted under application 24/80433/COND. The revised plan now re-routes the foal water and surface water pipes along the driveway rather than through the retained trees. This change is supported and resolves concerns previously raised.

Recommendations: Support the discharge of C8.

Signed: Matthew Paul	**Date: 10/03/2025**