Our Ref: 24/80346/COND
Your Ref: 21/466 The How C8 and 16

2 May 2025

DLA Town Planning Ltd
5 The Gavel Centre
Porters Wood
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AL3 6PQ

Pathfinder House, St Mary's Street
Huntingdon. PE29 3TN
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Dear Sir/Madam

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

Proposal: Discharge of Condition 16 (Details of excavation of drainage ponds) and Condition 27 (Road construction, management and maintenance details) of 21/02079/S73 (as amended by 24/00272/NMA)

Site address: The How Houghton Road St Ives PE27 6RP

Your client: The How Development 2 Ltd

Please find enclosed our formal decision notice relating to above application for approval of details relating to the above planning condition.

Yours faithfully

Clara Kerr
Chief Planning Officer

Pathfinder House, St Mary's Street
Huntingdon. PE29 3TN
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Our Ref: 24/80346/COND
Your Ref: 21/466 The How C8 and 16

2nd May 2025

Dear Sir/Madam

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

Proposal: Discharge of Condition 16 (Details of excavation of drainage ponds) and Condition 27 (Road construction, management and maintenance details) of 21/02079/S73 (as amended by 24/00272/NMA)

Site address: The How Houghton Road St Ives PE27 6RP

Applicant: The How Development 2 Ltd

I refer to your application above received on 9 October 2024 and the plans, drawings and documents which form part of the application as described below.

The following conditions are APPROVED

Condition 16 - Details of excavation of drainage ponds
Condition reads as:
Notwithstanding the details shown no excavation or installation of any associated service runs shall be carried out in relation to the pond to the South West of Plot 16 until full dimensions and configuration of the pond have been agreed onsite with a representative of the Local Planning Authority and these details have then been submitted to and agreed in writing by the Local Planning Authority. The pond shall be installed in accordance with the approved details.

Reason - To ensure the construction and installation of the service runs do not cause damage to the retained trees, hedges and shrubs on and adjacent to the site and in the interests of visual amenity, and to enhance the character and appearance of the site.

Approved documents / drawings:
* Attenuation pond profile for planting, drawing reference 969.20.7_2, received on 12 February 2025.
* Landscape proposals, drawing reference 969.20.3_6 Rev T, received on 15 April 2025.

* Landscape proposals, drawing reference 969.20.3_7 Rev R, received on 15 April 2025.
* Landscape proposals, drawing reference 969.20.3_8 Rev L, received on 15 April 2025.
* Landscape proposals, drawing reference 969.20.3_10 Rev O, received on 15 April 2025.
* Email from agent and landscape consultant Liz Greenwood, received on 6 March 2025.
* Arboricultural Impact Assessment and Method Statement prepared by Liz Greenwood document reference 969, received on 13 February 2025.

Assessment:
The HDC Landscape Officer has fully considered the submitted details and following receipt of amended plans confirmed these are acceptable.

The HDC tree officer has reviewed the submitted details and noted that whilst there will be an encroachment into the root protection area of T190, this should not be of significance if the approved methods for working within a root protection zone are complied with; thus the health and integrity of the tree (T190) should therefore not be significantly affected by the excavation of this drainage pond.

Having regard to the consultee comments it is therefore considered that the drainage pond excavation details are acceptable.

Conclusion:
The details submitted relating to Condition 16 are acceptable to the Local Planning Authority and complies with the submission requirements of the condition. The development shall be undertaken in full accordance with the approved details. Condition 16 can be considered discharged upon completion of the works in accordance with the approved details.

Condition 27 - Road construction, management and maintenance details
Condition reads as:
Prior to the first occupation of the development hereby approved, details of the construction and long-term management of any development roads, parking courts and footpaths/cyclepaths shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include:
i. road and footway cross-sections showing their construction;
ii. the provision to be made for access to these roads by local authority refuse collection vehicles or alternative arrangements for collection;
iii. details of how the roads are to managed and maintained.
The development shall be carried out in accordance with the approved details prior to the first occupation of the development hereby approved.

Reason - To enable the Local Planning Authority to retain control of the development in the interests of visual amenity and public safety and to ensure that roads are managed and maintained to a suitable and safe standard.

Approved documents / drawings:
* Construction details for all roads and footpaths, received on 17 October 2024.
* Bodpave installation guidance details, received on 17 October 2024.
* Road management plan details, received on 17 October 2024.
* Refuse collection indemnity form signed 1 October 2024, received on 17 October 2024.
* Vehicle tracking plan, drawing number 43699/5501/002 Rev P9, received on 8 November 2024.
* Hard surface construction details plan, drawing reference 969.20.7 Rev A, received on 12 February 2025.

* Photograph document showing the construction of roads on site and confirming the depth of the sub-base as 280mm on site. This document confirms that all roads have been constructed in accordance with NHBC Standards (2024) received on 12 February 2025.
* Castacrete installation and maintenance guidance details, received on 12 February 2025.
* Landscape proposals, drawing reference 969.20.3_1 Rev O, received on 15 April 2025.
* Landscape proposals, drawing reference 969.20.3_2 Rev I, received on 15 April 2025.
* Landscape proposals, drawing reference 969.20.3_3 Rev I, received on 15 April 2025.
* Landscape proposals, drawing reference 969.20.3_4 Rev Q, received on 15 April 2025.
* Landscape proposals, drawing reference 969.20.3_6 Rev T, received on 15 April 2025.
* Landscape proposals, drawing reference 969.20.3_7 Rev R, received on 15 April 2025.
* Landscape proposals, drawing reference 969.20.3_8 Rev L, received on 15 April 2025.
* Landscape proposals, drawing reference 969.20.3_10 Rev O, received on 15 April 2025.
* Palette of hard surface materials and boundary treatment (prepared by Elizabeth Greenwood, document date 09-01-2024 and document reference 969) as amended February, March and April 2025, received on 15 April 2025.
* Email confirmation from agent that the hard surfaces have been installed in accordance with the manufacturers specifications and will also be maintained in accordance with their guidelines, received on 12 February 2025.

Assessment:
The submitted details confirm that the development road and footpaths will remain private. Detailed road and footpath construction details have been submitted which illustrate that these have been constructed to NHBC standards, thus part i of this condition has been satisfied.

The development roads have been designed to accommodate a refuse vehicle and the detailed tracking for a refuse vehicle has been submitted. A refuse collection indemnity form has been completed and submitted in support of this application; thus part ii of this condition has been satisfied.

In respect of the maintenance and management of the roads and footpaths, Block Management UK Ltd have been contracted to manage The How development and will be responsible for these. A maintenance plan for these has been submitted which is considered to be acceptable. Installation and maintenance details for the castacrete block paving and the bodpave have been submitted and written confirmation has been received that all surfaces have been/ will be installed in accordance with the manufacturers specifications and will also be maintained in accordance with their guidelines; thus part iii of this condition has been satisfied.

It is therefore considered that the proposed road construction, management and maintenance details are acceptable.

Conclusion:
The details submitted relating to Condition 27 are acceptable to the Local Planning Authority and complies with the submission requirements of the condition. The development shall be undertaken in full accordance with the approved details. Condition 27 can be considered discharged upon completion of the works in accordance with the approved details and the roads and footpaths being maintained in accordance with the approved details thereafter.

Yours faithfully

C. Kerr

Clara Kerr

Chief Planning Officer
Date: 2 May 2025