Our Ref: 25/80112/COND
Your Ref: 23015 Warboys - RSM DoC 01

14 July 2025

Mr James Garner
James Garner Architecture Limited
22 The Point
Market Harborough
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Dear Mr Garner

HUNTINGDONSHIRE DISTRICT COUNCIL
Application for Discharge of planning conditions

Proposal: Discharge of conditions 3 (Tree Pit Details) and 9 (Traffic Management Plan) of 23/02505/REM

Site address: Land West Of Longlands Close And North Of The Paddock Caravan Park Ramsey Road Warboys

Your client: Burmor Construction Ltd

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

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Dear Mr Garner

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

Proposal: Discharge of conditions 3 (Tree Pit Details) and 9 (Traffic Management Plan) of 23/02505/REM

Site address: Land West Of Longlands Close And North Of The Paddock Caravan Park Ramsey Road Warboys

Applicant: Burmor Construction Ltd

I refer to your application above received on 14 April 2025 and the plans, drawings and documents which form part of the application as described below.

The following conditions are Approved

Condition 3 - Tree pit details
Condition 3 wording:
"No development, demolition, clearance or preparatory operations shall take place until full details of tree pits have been submitted to and approved in writing by the Local Planning Authority. The details shall include a dimensioned cross section drawing showing the construction elements of the pit, the existing ground level, and the soil volume in cubic metres that each pit shall provide. The tree pits shall be constructed in accordance with the approved details.
Reason: To ensure that before any development commences, tree pit details are considered in respect of all underground services within the site to ensure the long term health and growth to maturity of trees planted in predominantly hard surfaced areas 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."

Submitted information:
HD25-DETAILS_001 - Soft Landscape Tree Pit
H23-0031_001BC - Detailed Plot Landscape Plan

Assessment:
Drawing H23-0031_001BC Detailed Plot Landscape Plan identifies the trees requiring root barriers and product data sheets for the proposed root barrier. The Highways Officer (CCC) considers this is acceptable in principle, however the product data sheet details a 2m wide root barrier and it does not state if it is non-woven. Whilst the Highways Officer has stated it is unclear if the root barrier is acceptable, this further detail would be required as part of the S38 process. The submitted tree barrier detail is considered to meet the requirements of the condition and ensures the long term health and growth to maturity of trees planted in predominantly hard surfaced areas, as confirmed by HDC's Arboricultural Officer.

The Highways Officer has also noted that ideally the location of the root barrier should be shown on the plan to show that
it is sufficient to protect the highway. For clarification, it should extend for 5m either side of each tree longitudinally at the back edge of the footway/maintenance strip. However, this will be requested as part of the S38 vetting process. The applicant should note that failure to provide an acceptable root barrier may compromise the adoption of the development.

Conclusion:
With the above, the tree pit details are acceptable and ensure the long term health and growth to maturity of trees planted in predominantly hard surfaced areas 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.

Condition 3 is hereby discharged.

Condition 9 - Traffic management plan
Condition 9 wording:
"No demolition or construction works shall commence on site until a traffic management plan has been agreed with the Planning Authority in consultation with the Highway Authority. The principal areas of concern that should be addressed are:
i. Movements and control of muck away lorries (all loading and unloading should be undertaken off the adopted public highway)
ii. Contractor parking, for both phases all such parking should be within the curtilage of the site and not on street.
iii. Movements and control of all deliveries (all loading and unloading should be undertaken off the adopted public highway)
iv. Control of dust, mud and debris, please note it is an offence under the Highways Act 1980 to deposit mud or debris onto the adopted public highway.
Reason - In the interests of highway safety in accordance with Policies LP12 and LP17 of the Huntingdonshire Local Plan to 2036."

Submitted information
23009 - Ramsey Road Warboys - Construction Environmental Management Plan received by the Local Planning Authority on 14th April 2025
Appendix A - Construction Site Plan
Appendix B - Construction Traffic Route Plan

Assessment:
The above document has been reviewed by the Highway Authority (CCC) and it has been confirmed that the contents of the document is acceptable in the interests of highway safety and accords with the Policies LP12 and LP17 of the Local Plan.

Conclusion:
Condition 9 is hereby discharged.

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



Clara Kerr
Chief Planning Officer
Date: 14 July 2025