Our Ref: 25/80132/COND
Your Ref: 20-019 Darke 3

7 July 2025

Ms Kate Wood
Eddisons Barker Storey Matthews
The Lawns
33 Thorpe Road
Peterborough
PE3 6AB
United Kingdom

Pathfinder House, St Mary's Street
Huntingdon. PE29 3TN
Developmentcontrol@huntingdonshire.gov.uk
01480 388424

www.huntingdonshire.gov.uk

Dear Ms Wood

HUNTINGDONSHIRE DISTRICT COUNCIL
Application for Discharge of planning conditions

Proposal: Discharge of conditions 3 (External Materials), 5 (Surface Water Drainage Scheme), 6 (Surface Water - During Construction), 7 (Surface Water Drainage - Management), 9 (Biodiversity Method Statement), 11 (External Lighting), 13 (External Storage Areas) and 14 (Bin Store Details) of 22/01676/FUL

Site address: Land South Of Lime Kiln Lane Stilton

Your client: Darke Engineering 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

Pathfinder House, St Mary's Street
Huntingdon. PE29 3TN
Developmentcontrol@huntingdonshire.gov.uk

01480 388424

www.huntingdonshire.gov.uk

Ms Kate Wood
Eddisons Barker Storey Matthews
The Lawns
33 Thorpe Road
Peterborough
PE3 6AB
United Kingdom

Our Ref: 25/80132/COND
Your Ref: 20-019 Darke 3

7th July 2025

Dear Ms Wood

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

Proposal: Discharge of conditions 3 (External Materials), 5 (Surface Water Drainage Scheme), 6 (Surface Water - During Construction), 7 (Surface Water Drainage - Management), 9 (Biodiversity Method Statement), 11 (External Lighting), 13 (External Storage Areas) and 14 (Bin Store Details) of 22/01676/FUL

Site address: Land South Of Lime Kiln Lane Stilton

I refer to your application above received on 6 May 2025 and the plans, drawings and documents which form part of the application as described below.

The following conditions are Approved

Condition 3 - External Materials
Condition 3 wording:
"No development above slab level shall take place until full details of the materials to be used in the construction of the external surfaces of the building hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
Reason - In the interests of visual amenity."

Submitted information: Condition 3 External Materials Schedule March 2023

Officer assessment: The materials listed within the external materials schedule are the same as those submitted as part of the previous 23/80443/COND and 23/80321/COND submissions and the original 22/01676/FUL application and included within the revised PDAS:
o Office: micro-ribbed cladding colour anthracite RAL 7016

- Warehouse: Trapezoidal cladding colour pale green 6021
- Roof - merlin grey RAL 180 40 05
- Loading doors - RAL 7016
- Curtain Walling and windows - RAL 7016
- Emergency doors - to match adjacent cladding

HDC's Urban Design Officer considers the proposed materials are acceptable in design terms. It is considered that the proposed external materials would create an appropriate external appearance and would not harm the visual amenity of the area in accordance with Policies LP11 and LP12 of the Huntingdonshire Local Plan to 2036.

Conclusion: Condition 3 is discharged.

Condition 5 - Surface Water Drainage Scheme
Condition 5 wording:
"No laying of services, creation of hard surfaces or erection of a building shall commence within the site 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 Drainage Strategy prepared by Parsons Engineers (ref:22098-100 P3) dated 13 December 2022 and shall also include::
a) Full calculations detailing the existing surface water runoff rates for the QBAR, 3.3% Annual Exceedence 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;
c) Detailed drawings of the entire proposed surface water drainage system, attenuation and flow control measures, including levels, gradients, dimensions and pipe reference numbers, designed to accord with the CIRIA C753 SuDS Manual (or 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 appropriately 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) Permission to connect to a receiving watercourse or sewer;
i) 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 compromise the ability to mitigate harmful impacts. In accordance with Policies LP5 and LP15 of Huntingdonshire's Local Plan to 2036."

Submitted documents/drawings:
Technical Note, Parsons Consulting Engineers, Ref: 22098, Dated: 5th June 2025
Catchment Plan, Parsons Consulting Engineers, Ref: 22098-116, Dated: November 2024

Engineering Drawings 1-4, Parsons Consulting Engineers, Ref: 22098-105, Dated: June 2025
Hydraulic calculations, Parsons Consulting Engineers, Ref: 22098, Dated: 5th June 2025
Drainage Strategy, Parsons Consulting Engineers, Ref: 22098-100, Dated: June 2025
Attenuation Cross Section, Parsons Consulting Engineers, Ref: 22098-109, Dated: June 2025
Exceedance Flow Plan, Parsons Consulting Engineers, Ref: 22098-101, Dated: June 2025
Manhole Details, Parsons Consulting Engineers, Ref: 22098-104, Dated: June 2025
Lagoon and Swale Cross-Section, Parsons Consulting Engineers, Ref: 22098-112, Dated: June 2025
Maintenance Schedule, Parsons Consulting Engineers, Ref: 22098-114, Dated: October 2023
Construction Phase (1 and 2), Parsons, Ref: 22098, Rev: P4, Dated: November 2024

Officer assessment: The above documents have been reviewed by the Local Lead Flood Authority (LLFA). The applicant has demonstrated that surface water can be managed through the use of permeable paving, an attenuation tank, swales and a basin restricting surface water discharge to 3.6l/s. A management and maintenance plan has also been provided. The LLFA have therefore recommended the discharge of condition 5. The submitted documents ensure that the proposed development can be adequately drained and ensure that there is no increased flood risk on or off site resulting from the proposed development, in accordance with Policies LP5 and LP15 of Huntingdonshire's Local Plan to 2036.

Conclusion: Condition 5 is discharged.

Condition 6 - Surface Water - during construction
Condition 6 wording:
"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 and LP15 of Huntingdonshire's Local Plan to 2036."

Submitted documents/drawings:
Technical Note, Parsons Consulting Engineers, Ref: 22098, Dated: 5th June 2025
Catchment Plan, Parsons Consulting Engineers, Ref: 22098-116, Dated: November 2024
Engineering Drawings 1-4, Parsons Consulting Engineers, Ref: 22098-105, Dated: June 2025
Hydraulic calculations, Parsons Consulting Engineers, Ref: 22098, Dated: 5th June 2025
Drainage Strategy, Parsons Consulting Engineers, Ref: 22098-100, Dated: June 2025
Attenuation Cross Section, Parsons Consulting Engineers, Ref: 22098-109, Dated: June 2025
Exceedance Flow Plan, Parsons Consulting Engineers, Ref: 22098-101, Dated: June 2025
Manhole Details, Parsons Consulting Engineers, Ref: 22098-104, Dated: June 2025
Lagoon and Swale Cross-Section, Parsons Consulting Engineers, Ref: 22098-112, Dated: June 2025

Maintenance Schedule, Parsons Consulting Engineers, Ref: 22098-114, Dated: October 2023
Construction Phase (1 and 2), Parsons, Ref: 22098, Rev: P4, Dated: November 2024

Officer assessment: The above documents have been reviewed by the Local Lead Flood Authority (LLFA). The plans provided show how surface water will be discharged from site during the construction phase of the development. A system using a temporary storage area and pump discharging to an outfall will be used until the permanent system is installed. The LLFA has advised that condition 6 can be discharged on this basis. It has been demonstrated that surface water will managed appropriately during the construction phase of the development in accordance with Policies LP5 and LP15 of Huntingdonshire's Local Plan to 2036.

Conclusion: Condition 6 is discharged.

Condition 7 - Surface Water Drainage - Management
Condition 7 wording:
"Prior to the occupation of any building hereby approved, details for the long term maintenance arrangements for the surface water drainage system (including all SuDS features) shall be submitted to and approved in writing by the Local Planning Authority. The submitted details should identify runoff sub-catchments, SuDS components, control structures, flow routes and outfalls. In addition, the plan must clarify the access that is required to each surface water management component for maintenance purposes. The approved maintenance plan shall be carried out in full thereafter.
Reason - To ensure the satisfactory maintenance of drainage systems that are not publicly adopted, in accordance with the requirements of paragraphs 163 and 165 of the NPPF 2021 and Policies LP5 and LP15 of Huntingdonshire's Local Plan to 2036."

Submitted documents/drawings:
Technical Note, Parsons Consulting Engineers, Ref: 22098, Dated: 5th June 2025
Catchment Plan, Parsons Consulting Engineers, Ref: 22098-116, Dated: November 2024
Engineering Drawings 1-4, Parsons Consulting Engineers, Ref: 22098-105, Dated: June 2025
Hydraulic calculations, Parsons Consulting Engineers, Ref: 22098, Dated: 5th June 2025
Drainage Strategy, Parsons Consulting Engineers, Ref: 22098-100, Dated: June 2025
Attenuation Cross Section, Parsons Consulting Engineers, Ref: 22098-109, Dated: June 2025
Exceedance Flow Plan, Parsons Consulting Engineers, Ref: 22098-101, Dated: June 2025
Manhole Details, Parsons Consulting Engineers, Ref: 22098-104, Dated: June 2025
Lagoon and Swale Cross-Section, Parsons Consulting Engineers, Ref: 22098-112, Dated: June 2025
Maintenance Schedule, Parsons Consulting Engineers, Ref: 22098-114, Dated: October 2023
Construction Phase (1 and 2), Parsons, Ref: 22098, Rev: P4, Dated: November 2024

Officer assessment: The above documents have been reviewed by the Local Lead Flood Authority (LLFA). The LLFA has raised no objection to the management and maintenance plan provided and has advised that condition 7 can be discharged. It has been demonstrated that there would be satisfactory maintenance of drainage systems that are not publicly adopted, in accordance with Policies LP5 and LP15 of Huntingdonshire's Local Plan to 2036.

Conclusion: Condition 7 is discharged.

Condition 9 - Biodiversity Method Statement

Condition 9 wording:
"No development above slab level shall take place until a Biodiversity Method Statement which provides details of how the recommendations on mitigation and enhancements contained in the Preliminary Ecological Appraisal report by Archer Ecology dated June 2022 and received 02 August 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. The mitigation and enhancement measures shall be retained as such thereafter.
Reason - To ensure the conservation and enhancement of on-site biodiversity in accordance with Policy LP30 of Huntingdonshire's Local Plan to 2036 and The NPPF 2021."

Submitted documents/drawings: Biodiversity Method Statement by Archer Ecology dated July 2023

Officer assessment: The submitted details satisfactorily address mitigation measures to minimise impacts on protected species during the construction phase. Precise post-work compensatory and enhancement measures are proposed in the form of low maintenance bat and bird boxes, hibernacula, and grassland, hedgerow, tree and shrub planting. The timing of these measures is set out in the report as well as a long term management schedule for the planting. Paragraph 2.3 of the Biodiversity Method Statement states that a progress report pertaining to each action shown in Tables 1 and 2 will be produced and submitted to the Council upon completion of each action and that the report will evidence the implementation of the method statement and will further identify the success or failure of each mitigative action and where necessary the need to amend the method statement.

Overall, it is considered that the submitted details would ensure the conservation and enhancement of on-site biodiversity in accordance with Policy LP30 of Huntingdonshire's Local Plan to 2036 and the NPPF 2023.

Conclusion: Condition 9 is discharged.

Condition 11 - External Lighting
Condition 11 wording:
"No external lighting shall be provided or installed within the site other than in accordance with a scheme which has first been submitted to and approved in writing by the Local Planning Authority. The lighting shall be retained in accordance with the approved details.
Reason - To minimise the effects of light pollution on the surrounding area in accordance with Policies LP10, LP11 and LP12 of Huntingdonshire's Local Plan to 2036."

Submitted documents/drawings: Condition 11 Lighting Specification, Lighting scheme DWD-3978

Officer assessment: The above lighting scheme is the same as previously submitted under the 23/80443/COND submission, where Urban Design comments supported the arrangement of flood lights within the service yard, streetlights within the car park and emergency bulkhead lights attached to the elevations, however the column height of the floodlights and street lights and mounting height of the bulkhead lights needed to be clarified to understand potential light pollution to surrounding areas. A low 4-5m column height was recommended to reduce potential light spill. The submitted cover letter specifies 5m high lighting columns which are considered acceptable and will help minimise light pollution to the surrounding area in accordance with Policies LP10, LP11 and LP12 of Huntingdonshire's Local Plan to 2036.

Conclusion: Condition 11 is discharged.

Condition 13 - External Storage Areas
Condition 13 wording:
"The development hereby permitted shall not be occupied until details of the external storage areas have been submitted to and approved in writing by the Local Planning Authority. The details shall include:
Materials to be stored and locations
Storage systems to be used (shelving or racks) to include manufacturer details with dimensions and location details.
Reason - To provide adequate storage facilities and storage provision in the interests of visual amenity in accordance with Policies LP12 and LP14 of Huntingdonshire's Local Plan to 2036."

Submitted documents/drawings: Proposed Site Plan - East Side dwg 04B

Officer assessment: The above drawing was submitted under the previous 23/80443/COND submission whereby Urban Design comments noted the arrangement of plant and materials storage with a maximum height of 4m located within the rear service yard was acceptable. Urban Design support the discharge of Condition 13. It has been demonstrated that adequate storage facilities and storage will be provided in accordance with Policies LP12 and LP14 of Huntingdonshire's Local Plan to 2036.

Conclusion: Condition 13 is discharged.

Condition 14 - Bin Store Details
Condition 14 wording:
"Prior to occupancy of the building, full details of bin stores detailing specification, location and timetable for implementation shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details prior to occupation of the development and retained as such thereafter.
Reason - To provide adequate screening of the proposed refuse storage facilities in the interests of visual amenity in accordance with Policies LP12 and LP14 of Huntingdonshire's Local Plan to 2036."

Submitted Documents/drawings:
Proposed Site Plan - West Side dwg 04A
Proposed Bin Store dwg 11

Officer assessment: The above drawing was submitted under the previous 23/80443/COND submission whereby Urban Design comments noted the 3840mm x 3840mm bin store enclosure comprising 1800mm high timber hit and miss fencing located within the service yard to the north of the proposed building was acceptable. Landscape proposals submitted as part of the original application showed this bin store would be enclosed by soft landscaping to the north, west and south, reducing its prominence from the site entrance and frontage car park. Urban Design support the discharge of Condition 14. It has been demonstrated that there would be adequate screening of the proposed refuse storage facilities in the interests of visual amenity in accordance with Policies LP12 and LP14 of Huntingdonshire's Local Plan to 2036.

Conclusion: Condition 14 is 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: 7 July 2025