Our Ref: 25/80075/COND
Your Ref: 7291 RAF Upwood S73 DOC 9

5 June 2025

Mr Josh Pass
Quattro Design Architects Ltd
Matthews Warehouse
High Orchard Street
Gloucester Quays
Gloucester
GL2 5QY

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

www.huntingdonshire.gov.uk

Dear Mr Pass

HUNTINGDONSHIRE DISTRICT COUNCIL
Application for Discharge of planning condition

Proposal: Discharge of Condition 9 (Road Maintenance) of 21/01420/S73.

Site address: RAF Upwood Ramsey Road Bury Huntingdon

Your client: Mr Stephen Wilkins

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

Mr Josh Pass
Quattro Design Architects Ltd
Matthews Warehouse
High Orchard Street
Gloucester Quays
Gloucester
GL2 5QY

Our Ref: 25/80075/COND
Your Ref: 7291 RAF Upwood S73 DOC 9

5th June 2025

Dear Mr Pass

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

Proposal: Discharge of Condition 9 (Road Maintenance) of 21/01420/S73.

Site address: RAF Upwood Ramsey Road Bury Huntingdon

Applicant: Mr Stephen Wilkins Vistry Group

I refer to your application above received on 5 March 2025 and the plans, drawings and documents which form part of the application as described below.

The following condition is Approved

Condition 9 - Road maintenance
Condition 9 wording:
"No building shall be occupied or otherwise brought into use until the specification for the construction of any vehicular service road, cycleway or footpath that provides access to it (except those offered and accepted for public adoption) and proposals for their maintenance have been submitted to and approved in writing by the Local Planning Authority. The construction and maintenance of the service roads, cycleways and footpaths shall be carried out in accordance with the approved details. The means of access shall be constructed to at least base course level before the first occupation or use of the buildings for which they provide access.

Reason:
To provide a satisfactory means of access to all new buildings during and after completion of the development in the interests of the amenity of occupiers of the development and in the interests of highway safety."

Reports Assessed:

SuDS Maintenance and Manual Data sheet
Private Construction Details Ref: RAFU-BSP-ZZ-ZZ-DR-C-0235-01 P03
Both received by the Local Planning Authority on 5th March 2025

Consultation:
Informal advice from CCC Highways: Following a review of the documents provided to the Highway Authority as part of the planning application, they informally confirm that the details provided for Condition 9 (highway detail and maintenance) are suitable for the submission element of the Condition and satisfactory to be discharged.

The applicant has been supplied with the CCC Highway advice for the maintenance of private drives and construction specifications of housing estate roads.

Officer Conclusion:
Officers have reviewed the submitted information in conjunction with the comments made by the CCC Highways Team and conclude that the information submitted is sufficient and acceptable to discharge condition 9.

Subject to the detail being constructed as approved and maintained in perpetuity thereafter in accordance with the approved details, Condition 9 is 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



Clara Kerr
Chief Planning Officer
Date: 5 June 2025