Our Ref: 25/80183/COND
Your Ref: Rheola - Cond 6 and 7

12 August 2025

Mr Stewart Anderson
ADG Architects
6 Pioneer Court
Darlington
DL1 4WD

Pathfinder House, St Mary's Street
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Dear Mr Anderson

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

Proposal: Discharge of conditions 6 (DCEMP) and 7 (Construction Surface Water Drainage) of 22/02584/FUL

Site address: Rheola Broad Leas St Ives PE27 5PU

Your client: Mr Spencer Lindsay

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

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Our Ref: 25/80183/COND
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12th August 2025

Dear Mr Anderson

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

Proposal: Discharge of conditions 6 (DCEMP) and 7 (Construction Surface Water Drainage) of 22/02584/FUL

Site address: Rheola Broad Leas St Ives PE27 5PU

Applicant: Mr Spencer Lindsay Guildmore

I refer to your application above received on 12 June 2025 and the plans, drawings and documents which form part of the application as described below.

The following condition/s are Approved

Condition 6 - DCEMP
Condition:

No development, including demolition, shall commence until a site wide Demolition and Construction Environmental Management Plan (DCEMP) has been submitted to and approved in writing by the Local Planning Authority. The DCEMP shall include the consideration of the following aspects of demolition and construction:

(a) Demolition, construction and phasing programme.

(b) Contractors' access arrangements for vehicles, plant and personnel including the location of construction traffic routes to, from and within the site, details of their signing, monitoring and enforcement measures.

(c) Construction/Demolition hours which shall be carried out between 0800 hours to 1800 hours Monday to Friday, and 0800 hours to 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays, unless in accordance with agreed emergency procedures for deviation.

(d) Delivery times and collections / dispatches for construction/demolition purposes shall be carried out between 0800 to 1800 hours Monday to Friday, 0800 to 1300 hours on Saturdays and at no time on Sundays, bank or public holidays, unless otherwise agreed in writing by the Local Planning Authority.

(e) Soil Management Strategy including a method statement for the stripping of topsoil for re-use; the raising of land levels if required; and arrangements oinc;lusing height and location of stockpiles for temporary top soil and subsoil storage to BS3883:2015.

(f) Noise method, monitoring and recording statements in accordance with the provisions of BS 5228-1:2009+A1:2014 Code of Practice for noise and vibration control on construction and open sites.

(g) Maximum noise mitigation levels for construction equipment, plant and vehicles.

(h) Vibration method, monitoring and recording statements in accordance with the provisions of BS 5228-2:2009+A1:2014 Code of Practice for noise and vibration control on construction and open sites.

(i) Maximum vibration levels.

(j) Dust management and wheel washing measures in accordance with BS 5228-2:2009+A1:2014.

(k) Prohibition of the burning of waste on site during demolition/construction.

(l) Site lighting

(m) Drainage control measures including the use of settling tanks, oil interceptors and bunds.

(n) Screening and hoarding details.

(o) Access and protection arrangements around the site for pedestrians, cyclists and other road users.

(p) Procedures for interference with public highways, including permanent and temporary realignment, diversions and road closures.

(q) External safety and information signing and notices. Liaison, consultation and publicity arrangements including dedicated points of contact.

(r) Consideration of sensitive receptors.

(s) Prior notice and agreement procedures for works outside agreed limits.

(t) Complaints procedures, including complaints response procedures.

(u) Membership of the Considerate Contractors Scheme.

(v) Location of contractor's compound and method of moving materials, plant and equipment around the site.

Development shall be carried out in accordance with the approved DCEMP for the duration of the development.

Reason:

This is a pre-commencement condition to ensure that before any development commences, the amenity of nearby properties is protected in accordance with Policies LP14, LP17, LP36 and LP37 of the Huntingdonshire Local Plan to 2036.

Documents:

*Demolition and Construction Environmental Management Plan , Rev B, prepared by ADG Architects Ltd, dated and received by the Local Planning Authority on the 12th of June 2025.

Consultee comments:

HDC's Environmental Health Team have reviewed the submitted document and comment on its thoroughness. As such they raise no objection to the discharge of the condition.

Cambridgeshire County Council Highways raise no objections but have queries on the submission. Further details on consideration of these comments is provided below.

Assessment and conclusion:

It is acknowledged that whilst CCC Highways do not object they have raised queries on the onsite management of vehicle manoeuvring etc. However, they have also acknowledged that the condition was not attached to the permission on their advice. CCC Highways were consulted on the scheme and responded advising that there would be no significant adverse effect upon the Public Highway should result from the proposal should it gain benefit of Planning Permission.

On balance, given that CCC never requested the condition initially (and so any specific requirements were not identified) and that it will be the responsibility of the applicant to ensure on site management during construction, it is considered the level of information provided in this instance for planning is acceptable and the proposal will not lead to significant highway safety dangers.

As above, HDC's Environmental Health Team have been consulted and raise no objections. Officers are satisfied that the submission accords with the requirements of the condition and the policies therein. The submission element of condition 6 of 22/02584/FUL is hereby discharged, it remains for the works to be carried out in accordance with the approved details.

Condition 7 - Construction Surface Water Drainage
Condition:

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 the Huntingdonshire Local Plan to 2036.

Documents:

*Demolition and Construction Environmental Management Plan , Rev B, prepared by ADG Architects Ltd, dated and received by the Local Planning Authority on the 12th of June 2025.

Consultee comments:

Cambridgeshire County Council Lead Local Flood Authority (LLFA) have reviewed the submitted details and raise no objection to the condition being discharged.

Conclusion:

Given the level of detail provided alongside the favourable comments from the LLFA (as above) Officers are satisfied that any negative impacts from surface water run-off during the construction phase will be managed and therefore the development will accord with the requirements of the condition and the policies therein. The submission element of condition 7 of 22/02584/FUL is hereby discharged, it remains for the works to be carried out in accordance with the approved details.

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: 12 August 2025
Agent