Our Ref: 26/80160/COND
Your Ref: Pondersbridge Condition 2026

10 September 2026

Mr David Mead
The Planning Partnership
14 Hilton Road
Fenstanton
Huntingdon
PE28 9LJ

Pathfinder House, St Mary's Street
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Dear Mr Mead

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

Proposal: Discharge of Conditions 4 (Hard and Soft Landscape Works), 5 (SWD Drainage), 6 (SWD Maintenance) and 7 (Construction Drainage) of 24/00066/S73.

Site address: Collmart Growers Ltd The Drove Pondersbridge Huntingdon

Your client: Collmart Growers Limited

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
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Mr David Mead
The Planning Partnership
14 Hilton Road
Fenstanton
Huntingdon
PE28 9LJ

Our Ref: 26/80160/COND
Your Ref: Pondersbridge Condition 2026

9th September 2026

Dear Mr Mead

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

Proposal: Discharge of Conditions 4 (Hard and Soft Landscape Works), 5 (SWD Drainage), 6 (SWD Maintenance) and 7 (Construction Drainage) of 24/00066/S73.

Site address: Collmart Growers Ltd The Drove Pondersbridge Huntingdon

Applicant: Collmart Growers Limited

I refer to your application above received on 23 June 2026 and the plans, drawings and documents which form part of the application as described below.

The following condition/s are Approved

Condition 4 - Hard and Soft Landscape Works
Condition:
No development, other than demolition or site clearance works, shall commence until details of a hard and soft landscaping scheme have been submitted to and approved in writing by the Local Planning Authority. These details shall include:

a. Hard landscape works, to include but not be limited to, full details of boundary treatments (including the position, height, design, material) to be erected and paved surfaces (including manufacturer, type, colour and size);

b. Soft landscape works, to include planting plans (which show the relationship to all underground services and the drainage layout), written specifications (including cultivation and other operations associated with plan and grass establishment), schedules of plants noting species, plant sizes, proposed numbers and densities, tree pit details (where appropriate) including, but not limited to, locations, soil volume in cubic metres, cross sections and dimensions;

c. Full details of the landscape bund(s) to include soil volume in cubic metres, cross sections and dimensions;

d. Full details of landscape maintenance regimes;

e. An implementation programme for the landscape works;

These works shall be carried out in full in accordance with the approved details and shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed in writing with the Local Planning Authority. If within a period of five years from the date of the planting, or replacement planting, any tree or plant is removed, uprooted or destroyed or dies, another tree or plant of the same species and size as originally planted shall be planted at the same place during the current or next planting season.

Reason:
To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies LP11, LP12 and LP31 of Huntingdonshire's Local Plan to 2036.

Documents/plans:

*Hard and Soft Landscaping Plan ref 25/54/201/01 received by the Local Planning Authority (LPA) on the 23rd of June 2026
*Landscape Bund and Planting Belt Revision B (August 2026) received by the LPA on the 20th of August 2026.

Consultee comments:

HDC's Arboricultural Officer has been consulted and, whilst he was broadly satisfied with the submission he suggested that some amendments were required to the proposed spacing of the trees. This has been rectified in the revised document above and as such, Officers are satisfied that the submission element of the condition can be discharged.

Conclusion:

Having regard to the level of detail provided and amendments following specialist advice, Officers are satisfied that the development will accord with the aims of the condition and the Policies therein. The submission element of Condition 4 of 24/00066/S73 (as amended by non-material amendment 26/01110/NMA) is hereby discharged. It remains for the works to be carried out in accordance with the approved details.

Condition 5 - SWD Drainage
Condition:
No development above or below ground level (including the laying of services) shall commence until a detailed surface water drainage scheme for the site, based on the agreed documents 'Drainage Design Strategy and Philosophy Statement' by Plandescil Consulting Engineers, Ref: 28696, dated December 2022 and 'Response to Comments' by Plandescil Consulting Engineers, dated 3 February 2023 has been submitted to and approved by the Local Planning Authority. The Scheme shall subsequently be constructed, completed and implemented in full accordance with the approved details before the use hereby permitted commences.

Reason:
To ensure a satisfactory method of surface water drainage and to prevent the increased risk of flooding in accordance with Policies LP5, LP12 and LP15 of Huntingdonshire's Local Plan to 2036.

Documents/plans:

*Surface Water Drainage Strategy ref 19829-PDBG-5-SK001 Rev A
*Exceedance Flow Plan ref 19829-PDBG-5-SK003
*Hydraulic Calculations: Storm Network 1
*Hydraulic Calculations: Temporary Storm Network 1
*Surface Water Management and Maintenance Plan ref
*Drainage Management Construction Plan ref 19829-PDBG-5-SK002 Rev A
*Ditch Cross Sections ref 19829-PDBG-5-SK004

All received by the Local Planning Authority on the 20th of August 2026.

Consultee comments:

Cambridgeshire County Council as the Lead Local Flood Authority (LLFA) were consulted and initially advised that they were unable to recommend the discharge of the condition as the details provided were insufficient on a number of matters, these have been addressed in the revised details (above). The LLFA have been re-consulted and are now satisfied that the submission element of the condition can be discharged. CCC Highways also recommend discharge as they note that surface water will be directed away from the site access.

Conclusion:

Having regard to the level of detail provided and amendments following specialist advice, Officers are satisfied that the development will accord with the aims of the condition and the Policies therein. The submission element of Condition 5 of 24/00066/S73 is hereby discharged. It remains for the works to be carried out in accordance with the approved details.

Condition 6 - SWD Maintenance
Condition:
The use hereby permitted shall not commence until details for the long term maintenance arrangements for the surface water drainage system (including all SuDS features) have been 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 maintenance plan shall be carried out in full thereafter.

Reason:
To ensure a satisfactory method of surface water drainage and to prevent the increased risk of flooding in accordance with Policies LP5, LP12 and LP15 of Huntingdonshire's Local Plan to 2036.

Documents/plans:

*Surface Water Drainage Strategy ref 19829-PDBG-5-SK001 Rev A
*Surface Water Management and Maintenance Plan ref

Both received by the Local Planning Authority on the 20th of August 2026.

Consultee comments:

Cambridgeshire County Council as the Lead Local Flood Authority (LLFA) were consulted and initially advised that they were unable to recommend the discharge of the condition as no details of surface water drainage maintenance had been submitted, this has been addressed in the revised details (above). The LLFA have been re-consulted and are now satisfied that the submission element of the condition can be discharged. CCC Highways also recommend discharge as they note that surface water will be directed away from the site access.

Conclusion:

Having regard to the level of detail provided and amendments following specialist advice, Officers are satisfied that the development will accord with the aims of the condition and the Policies therein. The submission element of Condition 6 of 24/00066/S73 is hereby discharged. It remains for the works to be carried out in accordance with the approved details.

Condition 7 - Construction 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 developer will 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 phases of the development so as not to increase the flood risk to adjacent land/properties or occupied properties within the development itself in accordance with Policies LP5, LP12 and LP15 of the Huntingdonshire Local Plan to 2036.

Plans:

*Drainage Management Construction Plan ref 19829-PDBG-5-SK002 Rev A

Received by the Local Planning Authority on the 20th of August 2026.

Consultee comments:

Cambridgeshire County Council as the Lead Local Flood Authority (LLFA) were consulted and initially advised that they were unable to recommend the discharge of the condition as the detail provided was insufficient on some matters. This has been addressed in the revised details (above). The LLFA have been re-consulted and are now satisfied that the submission element of the condition can be discharged. CCC Highways also recommend discharge as they note that surface water will be directed away from the site access.

Conclusion:

Having regard to the level of detail provided and amendments following specialist advice, Officers are satisfied that the development will accord with the aims of the condition and the

Policies therein. The submission element of Condition 7 of 24/00066/S73 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: 10 September 2026
Agent