Our Ref: 25/80061/COND
Your Ref: Latham Conditions 4,7,12,14 a...

12 May 2025

Mr Gareth Bridge
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Dear Mr Bridge

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

Proposal: Discharge of conditions 4 (Detailed drainage design), 7 (External lighting), 12 (Welcome Travel Packs), 14 (Ecological enhancement) and 16 (Landscape management) for 24/00241/FUL

Site address: Car Park Latham Road Huntingdon

Your client: Martin Coulson

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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12th May 2025

Dear Mr Bridge

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

Proposal: Discharge of conditions 4 (Detailed drainage design), 7 (External lighting), 12 (Welcome Travel Packs), 14 (Ecological enhancement) and 16 (Landscape management) for 24/00241/FUL

Site address: Car Park Latham Road Huntingdon

Applicant: Martin Coulson Marman Ltd

I refer to your application above received on 24 February 2025 and the plans, drawings and documents which form part of the application as described below.

The following condition/s are Approved

Condition 4 - Detailed drainage design
Condition wording: No laying of services, creation of hard surfaces or erection of a building shall commence 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, Parsons, Ref: 22178-001, Rev: P05, Dated: 8th February 2024 and shall also include:
a) Full calculations detailing the existing surface water runoff rates for the QBAR, 3.3% Annual Exceedance 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 any 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) 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;
f) Demonstration that the surface water drainage of the site is in accordance with DEFRA non-statutory technical standards for sustainable drainage systems;
g) Full details of the maintenance/adoption of the surface water drainage system;
h) Permissions 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 to comply with Policies LP5 and LP15 of Huntingdonshire's Local Plan to 2036 and Section 14 of the NPPF 2023.

Submission:
Received 24/04/2025 -
Drainage Strategy, Parsons, Ref 22178-001 Rev C3
Engineering Drawing (Sheet 1 of 4), Ref 22178-003 Rev C2
Engineering Drawing (Sheet 2 of 4), Ref 22178-004 Rev C2
Engineering Drawing (Sheet 3 of 4), Ref 22178-005 Rev C2
Standard Construction Details (Sheet 2 of 2), Ref 22178-008 Rev C2
Storm Water & Foul Water Manhole + Pipe Schedule, Ref 22178-109 Rev C2
External Works (Sheet 1 of 3), Ref 22178-010 Rev C2
External Works (Sheet 2 of 3), Ref 22178-011 Rev C2
External Works (Sheet 3 of 3), Ref 22178-012 Rev C2
Hydrobrake & Oil Interceptor Details, Ref 22178-013 Rev C2
Existing Drainage Layout, Ref 22178-014 Rev P01
Exceedence Flow Plan, Ref 22178-100 Rev P03
Engineering Drawing - Entrance Design, Ref 22178-101 Rev C1
Construction Phase Plan Phase 1 & 2, Ref 22178-1000 Rev C1
Construction Phase Plan Phase 3, Ref 22178-1001 Rev C1
SW Calculation Pack

Received 24/02/2025 - Maintenance Schedule, Parsons, Ref: 22178, Dated: 18th October 2024

Local Lead Flood Authority comments (13/03): The submitted documents demonstrate that surface water from the proposed development can be managed through the use of a combination of planted rain gardens, permeable paving and geocellular attenuation discharging via flow control into the existing surface water sewer. The applicant has also provided a maintenance schedule outlining the maintenance practices and adoption details of surface water features on site.

Latest Anglian Water comments (01/05): The surface water strategy (Drawing 22178-001 C3) connecting via a private pipe to AW manhole 5151 at a maximum discharge of 1.2l/s is acceptable.

Based on the above submission documents, the Local Lead Flood Authority and Anglian Water have recommended discharge of Condition 4 (Detailed Drainage Design). It has been demonstrated that the proposed development can be adequately drained and ensures that there is no increased flood risk on or off site resulting from the proposed development in accordance with Policies LP5 and LP15 of the Local Plan to 2036 and Section 14 of the NPPF 2024. Condition 4 is discharged.

Condition 7 - External lighting
Condition wording: No external lighting shall be provided or installed other than in accordance with a scheme which has been submitted to and approved in writing by the local planning authority. The scheme shall be carried as approved and shall be retained as such. Reason - In the interests of visual amenity and to protect biodiversity interests in accordance with Policies LP12 and LP30 of the Huntingdonshire Local Plan to 2036.

Submission: Planning Statement - Appendix A External Lighting Plan dwg FS-LD-ZB_173203_R1_EXT and Kalani IP66 Lighting Datasheet

The lighting comprises exterior 'Kalani' LED floodlights attached to the front elevation of Buildings A and B, illuminating the central courtyard. The planning statement confirms the lighting will be directed downwards to avoid light pollution and will be controlled by daylight sensors and timer control up to 19.00, after which the control is by individual PIR sensors for security reason. No lighting is proposed to the northern elevation of Building B or the west and south elevations of Building A adjacent to existing/retained trees and woodland which is supported. The proposed lighting scheme is considered acceptable in the interests of visual amenity and to protect biodiversity interests in accordance with Policies LP12 and LP30 of the Huntingdonshire Local Plan to 2036. Condition 7 is discharged.

Condition 12 - Welcome Travel Packs
Condition wording: Prior to first occupation of the development, the development shall be responsible for the provision of Welcome Travel Packs to be delivered to all staff. The Welcome Travel Packs should include active travel and/or bus vouchers to promote sustainable travel. Details to be agreed with the Local Planning Authority prior to occupation. Reason - In the interests of encouraging sustainable travel to and from the site in accordance with Policy LP16 of the Huntingdonshire Local Plan to 2036.

Submission: Welcome Travel Information Packs dated February 2025

The above has been reviewed by the Transport Assessment Team (CCC). The Welcome Travel Pack submitted contains the relevant information and a free travel voucher worth £60 to be provided by Marman Limited enabling tickets to be purchased for single or daily bus trips from Huntingdon via Saply, Tesco to Ramsey and Chatteris by Dews bus services. The TA Team (CCC) have raised no objections to the discharge of condition 12. It has been demonstrated that the Welcome Travel Packs encourage sustainable travel to and from the site in accordance with Policy LP16 of the Huntingdonshire Local Plan to 2036. Condition 12 is discharged.

Condition 14 - Ecological enhancement
Condition wording: No development above slab level shall take place until a scheme of onsite ecological enhancement, which builds on Section 6 of the submitted Preliminary Ecological Appraisal produced by The Landscape Partnership Ltd dated January 2024 received by the Local Planning Authority on 8th February 2024, 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 scheme 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.
Reason - To conserve and enhance ecological interests in accordance with Policy LP30 of the Huntingdonshire Local Plan to 2036.

Submission: Planning Statement Appendix C- Discharge of Condition 13 and 14 dated October 2024 (produced by The Landscape Partnership Ltd)

Proposed ecological enhancements include native tree and shrub planting, enhanced woodland planting, retained grassland will be slot seeded with chalk grassland mix. Other small scale enhancements include bird and bat boxes and a habitat pile. Details of specification, location, timing, an implementation programme, maintenance, and monitoring have been provided and are acceptable. It is considered the proposed ecological enhancement measures would conserve ecology in acccordance with Policy LP30 of the Huntingdonshire Local Plan to 2036. Condition 14 is discharged.

Condition 16 - Landscape management
Condition wording: No development above slab level shall take place until a Landscape Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Landscape Management Plan shall include, but not be limited to:
(a) Long term design objectives;
(b) A programme of implementation;
(c) Management responsibilities including replacement of dead or dying plants;
(d) Maintenance schedules for all landscape areas.
The Landscape Management Plan shall be carried out as approved.
Reason - 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.

Submission: Planning Statement Appendix D - Landscape Maintenance and Management Plan (1004 - SP - 01) dated December 2024

The above sets out that the maintenance and management plan is a dynamic document, to be reviewed and updated as necessary on ongoing basis, after 5 years from completion and thereafter every 5 years. The Landscape Maintenance and Management Plan is to be reviewed and revised accordingly to reflect changing management needs over time as the habitats establish. It is proposed that the appointed Estate Management Company will prepare a long term review after years 5, 10, 15 and 20. It is considered that the submission meets the requirements of the condition and complies with Policy LP12 of the Huntingdonshire Local Plan to 2036. Condition 16 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: 12 May 2025
Agent