Our Ref: 25/80161/COND
Your Ref: Alconbury Airfield - DoC 6, 7...

15 June 2026

Jack Millar
Ceres Property
Council Offices
Saffron Walden
United Kingdom

Pathfinder House, St Mary's Street
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Dear Sir/Madam

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

Proposal: Discharge of Conditions 6 (EV Ducting),7 (Cycle Storage), 9 (Threshold Planting) and 17 (Ecological Enhancements) of 23/00695/REM

Site address: Alconbury Airfield Ermine Street Little Stukeley PE28 4WX

Your client: BDW Cambridgeshire

Please find enclosed our formal decision notice relating to above application for approval of details relating to the above planning condition.

Yours faithfully

Clara Kerr
Chief Planning Officer

Pathfinder House, St Mary's Street
Huntingdon. PE29 3TN
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Our Ref: 25/80161/COND
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12th June 2026

Dear Sir/Madam

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

Proposal: Discharge of Conditions 6 (EV Ducting),7 (Cycle Storage), 9 (Threshold Planting) and 17 (Ecological Enhancements) of 23/00695/REM

Site address: Alconbury Airfield Ermine Street Little Stukeley PE28 4WX

Applicant: BDW Cambridgeshire

I refer to your application above received on 29 May 2025 and the plans, drawings and documents which form part of the application as described below.

The following conditions are APPROVED

Condition 6 - EV Ducting
Condition 6 reads as follows;
Prior to the development hereby permitted proceeding beyond base course, details of the ducting routes to enable electric vehicle charging capability to each parking space shall be submitted to and approved in writing by the Local Planning Authority. The ducting shall thereafter be installed prior to the unit which the associated parking serves first being occupied.

Officer Comment;
While the details provided do not provide the ducting routes, the submitted plan shows each unit is served by a charging point directly. As such, there is considered to be sufficient provision for electric vehicles to support sustainable vehicle movements and the transition to low carbon. Condition 6 is therefore considered discharged provided the development is carried out in accordance with the approved details. For the avoidance of doubt the following are considered approved;

Materials Layout - drawing no. H8928 - Materials PH3 rev D - received 29/05/26

Condition 7 - Cycle storage
Condition 7 reads as follows;
Prior to occupation of the apartment blocks hereby approved details of the cycle storage shall be submitted to and approved in writing by the Local Planning Authority. The details shall include the specification of the cycle racks and the means of securing the cycle store. The cycle stores shall be provided prior to occupation in accordance with the approved details and thereafter retained.

Officer Comment;
The details submitted have been reviewed by the Urban Design Officer who has raised no objections. The details provided are considered
sufficient to demonstrate the provision of suitable, accessible cycle storage for future occupants. Condition 7 is therefore considered discharged provided the development is carried out in accordance with the approved details. For the avoidance of doubt the following details are considered approved, received 29/05/25;

Bike and Bin Store Ground Floor Plan - drawing no. 04
Bike and Bin Store Section A-A - drawing no. 07
Bike and Bin Store Services S/O Plan - drawing no. 05
Bike and Bin Store Elevations - drawing no. 03
Bike Store Elevations - drawing no. 03
Bike Store Ground Floor Plan - drawing no. 04
Bike Store Services S/O Plan - drawing no. 05
Bike Store Section A-A - drawing no.07

Condition 9 - Threshold Planting
Condition 9 reads as follows;
Prior to the occupation of plots 184, 35-37 and 217-219, details of the threshold and side planting to be provided to plot 184, and the planting within the parking areas serving plots 35-37 and 217-219 shall be submitted to and approved in writing by the Local Planning Authority. The planting shall be provided prior to first occupation of the plot that it relates to and thereafter maintained in accordance with the approved details.

Officer Comment;
The details submitted have been reviewed by the Urban Design Officer who has raised no objections. It is considered the proposal will ensure an appropriate appearance of the development and a defensible boundary for future occupants. Condition 9 is therefore considered discharged provided the development is carried out in accordance with the approved details. For the avoidance of doubt the following details are considered approved, received 29/05/25;

Detailed Landscape Proposals 1 of 3 - drawing no. GL1982 04 rev F
Detailed Landscape Proposals 2 of 3 - drawing no. GL1982 05 rev G
Detailed Landscape Proposals 3 of 3 - drawing no. GL1982 06 rev F

Condition 17 - Ecological Enhancements
Condition 17 reads as follows;
Notwithstanding the details submitted, prior to any dwelling hereby permitted first being occupied a plan showing the location of ecological enhancements, in accordance with the recommendations of the submitted Ecological Management Plan (ref. 6613 P7N-EMP vf MJ/CL, dated 14/04/2023), shall be submitted to and approved in writing by the Local Planning Authority. The enhancements shall be carried out prior to occupation of any residential unit surrounding the location of that enhancement and thereafter retained in accordance with the approved plan.

Officer Comment;
The details submitted have been reviewed by officers who consider the habitat features shown will provide sufficient ecological enhancements. Condition 17 is therefore considered discharged provided the development is carried out in accordance with the approved details. For the avoidance of doubt the following details are considered approved, received 29/05/2025;

Detailed Landscape Proposals 1 of 3 - drawing no. GL1982 04 rev F
Detailed Landscape Proposals 2 of 3 - drawing no. GL1982 05 rev G
Detailed Landscape Proposals 3 of 3 - drawing no. GL1982 06 rev F

Yours faithfully



Clara Kerr
Chief Planning Officer
Date: 15 June 2026