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FAO Clara Kerr
Chief Planning Officer
Huntingdonshire District Council
Pathfinder House
St Mary's Street
Huntingdon
PE29 3TN

30th May 2025

Re: Planning Permission Ref: 24/00591/FUL Discharge of Conditions
Tilbrook Mill Kennels, High Street, Tilbrook, Huntingdon PE28 0LH – 5no. dwellings including access, parking, landscaping and associated infrastructure.

Dear Ms Kerr,

Please find enclosed our comments intended for the purpose of discharging planning conditions for our recently acquired residential development at Tilbrook Mill Kennels. Items are numbered to replicate the conditions found on the appeal decision notice.

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Noted.

2. The development hereby permitted shall be carried out in accordance with the approved plans listed in the table above [detailed on the planning permission letter].

Noted.

3. A. Site Investigation Information
No development (except demolition of above ground structures) shall take place until an assessment of the nature and extent of contamination has been submitted to and approved in writing by the local planning authority. This assessment must be undertaken by a competent person and shall assess any contamination on the site, whether or not it originates from the site.
Moreover, it must include;
(i) details of previous land uses;
(ii) a site investigation survey of the extent, scale and nature of contamination;
(iii) an assessment of the potential risks to;
a. human health,
b. property*,
c. adjoining land,
d. groundwaters and surface waters,
e. ecological systems and
f. archaeological sites and ancient monuments.
* Property (existing or proposed) includes buildings, crops, livestock, pets, woodland and service lines and pipes.

B. Submission of Remediation Scheme
Where contaminated is found which poses unacceptable risks, as determined by the local planning authority in its response to (A), no development shall take place until a detailed remediation scheme has been submitted to and approved in writing by the local planning authority. The scheme shall include;
(i) an options appraisal and remediation strategy;
(ii) remediation objectives and remediation criteria;
(iii) remediation works to be undertaken and the order in which the works will be progressed;
(iv) a verification scheme providing details of the data that will be collected in order to demonstrate that the works set out in (iii) have been completed and identifying any requirements for longer-term monitoring of contaminant linkages, maintenance and arrangements for contingency action. The scheme should be designed to ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use.

C. Implementation of Approved Remediation Scheme
Where a detailed remediation scheme has been required and approved under (B), no occupation of any part of the permitted development which has been identified in the scheme as being subject to contamination shall take place until the approved scheme has been implemented and the verification report, including the results of sampling and monitoring carried out in accordance with the approved verification scheme to demonstrate that the site remediation criteria have been met, has been submitted to and approved in writing by the local planning authority. The report shall, if required by the local planning authority, also include a reassessment of the long-term monitoring of contaminant linkages, maintenance and arrangements for contingency action. The long-term monitoring and maintenance proposals shall be implemented as finally approved.

D. Reporting of Unexpected Contamination
If, during development, contamination not previously identified is found to be present at the site;
(i) it shall be reported in writing to the local planning authority within 1 working day;
(ii) no further development (unless otherwise agreed in writing by the local planning authority) shall be carried out until site investigations have been undertaken and a remediation strategy has been submitted to and approved in writing by the local planning authority detailing how this unsuspected contamination will be dealt with;
(iii) the remediation strategy shall be implemented as approved;
(iv) no occupation of any part of the permitted development identified in the remediation strategy as being affected by the previously unidentified contamination shall take place until;
a. the approved scheme has been implemented in full and any verification report required by the scheme has been submitted to and approved in writing by the local planning authority;
b. if required by the local planning authority, any proposals for long-term monitoring of contaminant linkages, maintenance and arrangements for contingency action have been submitted to and approved in writing by the local planning authority.
(v) the long-term monitoring and maintenance plan shall be implemented as approved.

We have appointed Lucion Ground Engineering to complete the site investigation survey and assessment. The site investigation works were completed on the 4th February 2025. Please see attached the assessment report titled 126604 Tilbrook Kennels, Tilbrook GI Report, dated March 2025, for your review.

4. No development shall take place above slab level, other than demolition, until samples of the proposed red facing brick, black timber cladding and roof tile to be used in the construction of the development have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

We addressed an email to yourself Ms Kerr, on the 24th January 2025, requesting the consideration of an amendment to the initially proposed façade but received no response. We would like to propose swapping the proposed half timber-half brick façade for a full high-quality red facing brick façade, in the Forterra Hampton Rural Blend. The roof tile proposed is a Cottage Red Lothian tile, we hope you find this to be suitable. Please see attached photos and specification sheets. The samples will be dropped to your offices shortly.

6. No development above slab level, apart from demolition, shall take place until details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority.
These details shall include:
(a) indications of all existing trees and hedgerows on the land and details of any to be retained; planting plans (which show the relationship to all underground services); written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate; including threshold planting and structural landscaping adjacent to the northern and western site boundary.
(b) boundary treatments indicating the positions, design, materials and type of boundary treatments to be erected;
(c) a hard landscaping plan, indicating location and treatment of the car parking spaces and shared surface road (including colour, manufacturer and product name of the permeable block paving).

Please see attached proposed soft and hard landscaping plans, plus a boundary treatment plan, all for your review. Please note the soft landscaping plan shows the existing tree in the North West corner of the site and existing hedgerow across the front of the site to be retained, alongside schedules of proposed British native planting (trees and shrubs). Notes on cultivation and other operations associated with plant and grass establishment are also detailed on the soft landscaping plan.

7. Notwithstanding the details shown on the plans hereby approved, no development above slab level shall commence apart from demolition, until details of the facilities for the provision of secure covered cycle parking and the storage of bins for each dwelling have been submitted to and approved in writing by the Local Planning Authority. The details shall include the siting, means of enclosure, cycle rack systems where appropriate, appearance and materials. The facilities shall be provided in accordance with the approved details before the development to which it relates is occupied and shall be retained as such.

Please see attached details for the cycle parking and bin storage provisions and locations on the hard landscaping plan. We are proposing plot-dedicated, lockable timber cycle storage with provision for multiple cycles to be safely and securely stored within each back garden. We have used this same cycle storage unit design on our now completed Britannia Road, Kettering site (49no. plots) with zero issues reported.

8. No demolition/development shall commence until the applicant, or their agents or successors in title, has implemented a programme of archaeological work, commencing with the evaluation of the application area, that has been secured in accordance with a Written Scheme of Investigation (WSI) that has been submitted to and approved by the Local Planning Authority in writing. For land that is included within the WSI, no demolition/development shall take place other than under the provisions of the agreed WSI, which shall include:
a. the statement of significance and research objectives;
b. The programme and methodology of investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works;
c. The timetable for the field investigation as part of the development programme;
d. The programme and timetable for the analysis, publication & dissemination, and deposition of resulting material and digital archives.

We appointed Cotswold Archaeology to complete the field investigation on the 27th January 2025. The Written Scheme of Investigation, prepared by Cotswold Archaeology, was agreed by the Cambridgeshire Historic Environment Team (Mr Lewis Busby) for the previous site owners in advance. Mr Busby visited site during the field investigation. Please see attached the Archaeological Evaluation titled ‘MK1211_2 - Tilbrook Mill Kennels, Tilbrook, Hunts - archaeological evaluation’ following the field investigation. No further work is required.

9. Notwithstanding the provision of Class A of Schedule 2, Part 2 of the Town and Country Planning (General Permitted Development) Order 1995, (or any order revoking, amending or re-enacting that order) no gates shall be erected across the approved access unless details have first been submitted to and approved in writing by the Local Planning Authority.

Noted.

10. The access shall be a minimum width of 6m, for a minimum distance of 12m measured from the near edge of the highway carriageway.

Noted.

11. Prior to the first occupation of the development the vehicular access where it crosses the public highway shall be laid out and constructed in accordance with the Cambridgeshire County Council construction specification.

Noted.

12. Prior to the first occupation of the development the proposed on-site parking and turning area shall be laid out, demarcated, levelled, surfaced and drained in accordance with the approved plan and thereafter retained for that specific use.

Noted.

13. Temporary facilities shall be provided clear of the public highway for the parking, turning, loading and unloading of all vehicles visiting the site during the period of construction.

Noted.

14. Prior to the first occupation of the development the junction of the access with the highway carriageway shall be laid out with 10m radius kerbs.

Noted.

15. The access shall be constructed with adequate drainage measures to prevent surface water run-off onto the adjacent public highway, in accordance with a scheme submitted to and approved in writing by the Local Planning Authority.

Please see attached the proposed drainage plan titled 'FH1540-P-101 - Proposed drainage plan Rev 0' and report titled 'FH1540 Tilbrook Kennels drainage report Rev 0' for the development, which have been provided by Fenland Hydrotech drainage engineers. This includes an ACO channel drain that will be connected to new cellular storage crates on site and the discharge headwall in the ditch offsite. This will prevent any surface water run-off onto the public highway.

16. A metalled surface shall be provided for a minimum distance of 10m along the access road from its junction with the public highway. No works shall commence on site unless/until details of wheel washing facilities associated with the proposals have been submitted to and approved in writing by the Local Planning Authority.

Please see attached site access and wheel wash plan. A metalled surface will be provided for a minimum of 10m. At the end of the 10m, we will install a wheel wash facility. This will be a suitable jet wash & bowser set up. All site vehicular traffic will be required to utilise this wheel wash to remove any excess muck before exiting the site. This will ensure the highway remains clean, preventing potential safety hazards.

17. In line with the Ecological Survey by AA Environmental Limited (AAe) dated 2nd September 2022 and the Bat survey August 2022, prior to the demolition of building B1 a European Protected Species Licence will need to be obtained from Natural England, and any works undertaken in accordance with this licence. No development above slab level shall take place until a Biodiversity Method Statement which provides details of how the recommendations contained in the Ecological Survey by AA Environmental Limited (AAe) dated 2nd September 2022 will be carried out 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 development shall be carried out in accordance with the approved details.

We have instructed Philip Irving MCIEEM, Ecologist, to undertake the Natural England licence application, which requires renewed bat surveys. Philip has completed the first renewed bat survey on Tuesday 13th May 2025 and we've booked Tuesday 10th June 2025 for the second renewed bat survey. Please see attached the Biodiversity Method Statement (using recommendations from AA Environmental's Ecological Survey dated 2nd September 2022) and soft landscaping plan (Appendix B within Biodiversity Method Statement) for your approval.

18. The dwelling(s) hereby permitted, shall be constructed and fitted out to comply with the Building Regulations 2010 (as amended) optional requirement M4(2) 'accessible and adaptable' (or replacement standard), prior to occupation. Such provision shall be maintained for the lifetime of the development.

Noted.

19. The dwelling(s) hereby permitted shall be constructed and fitted out to comply with the Building Regulations 2010 (as amended) optional requirement for water efficiency, as set out in Approved Document G (or replacement standards) prior to first occupation. Such provision shall be maintained for the lifetime of the development.

Noted.

If you have any queries on this letter, please let me know.

Yours sincerely,

Aaron Simon
Project Coordinator