Our Ref: 25/80191/COND

24 November 2025

Mr David Cousans
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Dear Mr Cousans

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

Proposal: Discharge of Conditions 6 (Foul and Surface Water) and 17 (Contamination) of 22/00967/FUL

Site address: Agricultural Buildings Toseland Hall Paxton Road Toseland

Your client: Dr Alejandro Pilato

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
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24th November 2025

Dear Mr Cousans

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

Proposal: Discharge of Conditions 6 (Foul and Surface Water) and 17 (Contamination) of 22/00967/FUL

Site address: Agricultural Buildings Toseland Hall Paxton Road Toseland

Applicant: Dr Alejandro Pilato

I refer to your application above received on 19 June 2025 and the plans, drawings and documents which form part of the application as described below.

The following condition/s are Acceptable but the Condition is not Discharged

Condition 6 - foul and surface water
Condition 6 (Foul and surface water) wording: No development shall commence until details of the foul and surface water drainage for the site have been submitted to and approved in writing by the Local Planning Authority. The drainage works shall be constructed in accordance with the approved details prior to the occupation of any part of the development hereby approved.

Submitted documents/drawings:
- Proposed elevations/floor plans workshop conversion with proposed materials (dwg non 520/02c), received by the LPA 02/07/2025.
- Block Plan with proposed soft and hard landscaping materials (dwg non 520/01B), received by the LPA 02/07/2025.
- Proposed elevations/floor plans proposed farm machinery barn with proposed material details (dwg non 520/04B), received by the LPA 15/07/2025.
- Covering letter, received by the LPA 16/06/2025.
- Foul water drainage plan (dwg non 520/06), received by the LPA 02/07/2025.

The accompanying covering letter states surface water from the new machinery barn roof is collected in a 9,250-litre rainwater harvesting tank, intended for use in maintaining the Hall Gardens and Pond, with overflow directed to a northern boundary field ditch. Rainwater from the proposed dwelling (converted workshop) will discharge into an existing field drainage ditch, as shown on drawings 520/02C and 04B. Foul water from the dwelling will be pumped via a below-ground system to an existing manhole south of the Hall, then discharged by gravity into the Local Authority foul sewer in the High Street.

Officers have reviewed the details and consider the submission of this information be acceptable in addressing the requirements of the condition. However, as development has already commenced on site, as detailed in the decision of 23/80333/COND, the condition cannot be formally discharged, as it does not comply with the trigger point specified within the condition. Nonetheless, the submitted details are considered acceptable.

The submitted details are considered acceptable.

Condition 17 - Contamination

17 (Contamination) wording: Condition - 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

Submitted documents/plans:

o Contamination and Site investigation report and remediation Part 1, received by the LPA 15/08/2025
o Contamination and Site investigation report and remediation Part 2, received by the LPA 15/08/2025
o Contamination and Site investigation report and remediation Part 3, received by the LPA 15/08/2025

HDC Environmental Health have been consulted and have confirmed their approval of the information submitted in relation to Condition 17. Officers have reviewed the details and, taking into account the comments from Environmental Health, consider the submission to be acceptable in addressing the requirements of the condition.

However, as development has already commenced on site, as detailed in the decision of 23/80333/COND, the condition cannot be formally discharged at this stage, as it does not

comply with the trigger point specified within the condition. Nonetheless, the submitted details are considered acceptable.

The submitted details are considered acceptable.

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: 24 November 2025
Agent