Our Ref: 25/80179/COND
Your Ref: 7291 RAF Upwood S73 DOC 14

11 November 2025

Mr Josh Pass
Quattro Design Architects Ltd
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Dear Mr Pass

HUNTINGDONSHIRE DISTRICT COUNCIL
Application for Discharge of a planning condition

Proposal: Discharge of Condition 14 (Local Equipped Area for Play (LEAP) and informal open spaces of 21/01420/S73.

Site address: RAF Upwood Ramsey Road Bury Huntingdon

Your client: Mr Stephen Wilkins

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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11th November 2025

Dear Mr Pass

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

Proposal: Discharge of Condition 14 (Local Equipped Area for Play (LEAP) and informal open spaces of 21/01420/S73.

Site address: RAF Upwood Ramsey Road Bury Huntingdon

Applicant: Mr Stephen Wilkins Vistry Group

I refer to your application above received on 9 June 2025 and the plans, drawings and documents which form part of the application as described below.

The following condition is Approved

Condition 14 - Local Equipped Area for Play (LEAP) and informal open spaces
Condition 14 wording:
"No dwelling shall be occupied within any phase of the development until details of any open space which is part of that phase (including the Local Equipped Area for Play (LEAP) and informal open spaces have been submitted to and approved in writing by the Local Planning Authority. The open spaces shall be laid out in accordance with the approved plans and, unless otherwise agreed by the Local Planning Authority, they shall be made available for use before occupation of 50 percent of the open market dwellings within the phase. The open spaces shall be retained in perpetuity.

Reason: To ensure the satisfactory provision of open space."

Documents submitted:

External Works Plan Ref: 0000102917
Picture Sheet Ref: 28054

General Overview Ref: 28054
Plans Areas Ref: 28054
All received by Local Planning Authority on 22/07/2025

Planting Plan 02 of 05 N0637(96)022D
Planting Plan 05 of 05 N0637(96)025D
Planting Plan 01 of 05 N0637(96)021D
Planting Plan 04 of 05 N0637(96)024E
Planting Plan 03 of 05 N0637(96)023D
Play Equipment Plan 27471 Rev1
All received by Local Planning Authority on 09/06/2025

Consultation:
HDC Operations Team: no comments to make
HDC Urban Design Team: support the application after further information has been submitted
HDC Landscape Officer: no comments to make.

Assessment:
It is considered that the proposed open spaces design and play equipment is acceptable, and supported in design terms, particularly the play car (aeroplane themed) which is specific to the site and reflective of the past use. The play provision is considered compliant with the Phase 1 RAF Upwood Development Brief. The proposed landscaping is also considered satisfactory.

Conclusion:

The submitted details would ensure the development is satisfactorily assimilated into the area and is in accordance with Policies LP11 and LP12 of the Huntingdonshire Local Plan to 2036.

Condition 14 is hereby discharged, subject to implementation and retention in accordance with the specified requirements.

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: 11 November 2025