12th June 2025
CAPL/448617/A3/AM/

Planning Department
Huntingdonshire District Council
Pathfinder House
St Mary's Street
Huntingdon
Cambridgeshire
PE29 3TN

Andy Moffat
E: andy.moffat@savills.com
DL: +44 (0) 1223 347 046

Unex House
132-134 Hills Road
Cambridge CB2 8PA
T: +44 (0) 1223 347 000
F: +44 (0) 1223 347 111
savills.com

Dear Sir / Madam,

**24/00722/REM RESERVED MATTERS APPROVAL – APPEARANCE, LAYOUT AND SCALE OF FOUL WATER PUMPING STATION**

**PURSUANT TO PLANNING PERMISSION 1300388OUT PHASED OUTLINE APPLICATION FOR THE DEVELOPMENT OF UP TO 1,020 DWELLINGS, UP TO 7.6HA OF MIXED USES INCLUDING A NURSERY/CRÈCHE (USE CLASS D1), PUBLIC HOUSE (USE CLASS A4), HOTEL (USE CLASS C1), CARE ACCOMMODATION (USE CLASS C2) AND EMPLOYMENT USES (USE CLASS B1), A PRIMARY SCHOOL (USE CLASS D1), FORMATION OF NEW ACCESS JUNCTIONS ONTO CAMBRIDGE ROAD, CONNECTIONS WITH LOVES FARM, ON-SITE ROADS AND PEDESTRIAN / CYCLE ROUTES AND OTHER RELATED INFRASTRUCTURE.**

**LOVES FARM EASTERN EXPANSION DEVELOPMENT AREA CAMBRIDGE ROAD ST NEOTS**

The above reserved matters approval was granted on the 8th January 2025 subject to five conditions, four of which were compliance conditions, but with Condition 2 stating that:

> "The external materials to be used in the construction of the foul pumping station, hereby permitted, shall be as detailed on the approved drawings unless otherwise agreed in writing by the Local Planning Authority. Prior to the installation of the Chemical Dosing Unit and floodlight associated with the development hereby approved, full details of the materials and colour of the structures shall be submitted to and approved in writing by the Local Planning Authority. Subsequently the development shall be carried out in accordance with the approved details.
>
> "Reason. To ensure a high quality appearance of the substations in accordance with Loves Farm East Design Code and Policies LP11 and LP12 of the Huntingdonshire Local Plan to 2036."

Savills (UK) Ltd has been instructed by Urban and Civic to submit a discharge of condition application in relation to that condition.

Offices and associates throughout the Americas, Europe, Asia Pacific, Africa and the Middle East..

Savills (UK) Limited. Chartered Surveyors. Regulated by RICS. A subsidiary of Savills plc. Registered in England No. 2605138.
Registered office: 33 Margaret Street, London, W1G 0JD

The external materials to be used in the construction of the foul pumping station is to be as detailed on the approved drawings, so no “unless otherwise agreed in writing by the Local Planning Authority” is required in that respect.

Chemical Dosing Unit

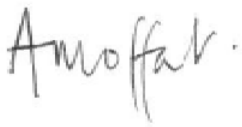
With respect to the Chemical Dosing Unit, the full details of the Omex Environmental Dosing Unit is polyethylene colour Dark Green to BS 4800 (14.C.39) as shown on the ‘Specification for a 15,000L Septicity Control Dosing Unit’ submitted as part of this application. It is the same height (3500mm) and same maximum length (3460m) as shown on approved drawing 2780-19763 008 Rev.D.

Floodlight

With respect to the floodlight, the full details of the lighting column is Kingfisher Lighting mid-hinged with a galvanised finish (code 4MHRL) with a galvanised bracket. The single floodlight will be Ansell Lighting Mira LED Flood light, Black RAL 9005. The previously approved Datasheet, approved as ‘Appendix J – Floodlight Details’, is submitted as part of this application.

We trust that this information is sufficient to enable you to discharge the submission element of Condition 2 of 24/00722/REM, but if there is any further information we can provide please do not hesitate to contact me in the first instance.

Yours sincerely,



**Andy Moffat BA(Hons) MPhil MRTPI**
Planning Director