Our Ref: 24/80394/COND
Your Ref: UAC042 - SA Part B - Discharg...

11 April 2025

Mr Will Riley
David Lock Associates
50 N Thirteenth St
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Dear Mr Riley

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

Proposal: Discharge of conditions 2 (Drainage) and 3 (Road Construction Details) of 18/02499/REM

Site address: Alconbury Weald Ermine Street Little Stukeley

Your client: Mr Tom Jones

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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11th April 2025

Dear Mr Riley

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

Proposal: Discharge of conditions 2 (Drainage) and 3 (Road Construction Details) of 18/02499/REM

Site address: Alconbury Weald Ermine Street Little Stukeley

Applicant: Mr Tom Jones Urban&Civic

I refer to your application above received on 15 November 2024 and the plans, drawings and documents which form part of the application as described below.

The following conditions are APPROVED

Condition 2 - Drainage
Condition 2 reads as follows;
Notwithstanding the details submitted, prior to any works commencing in respect of the attenuation ponds hereby permitted details shall be submitted to and approved in writing by the Local Planning Authority demonstrating the falls and levels of the attenuation ponds, and any fencing or other features required to prevent unsafe access to the ponds. The development shall thereafter be carried out in accordance with the approved details.

Officer Comment;
The details submitted have been considered by the Lead Local Flood Authority who have raised no objections in respect of the design and arrangement of the drainage ponds. It is noted that Urban Design have raised no objections in respect to the falls and levels within the ponds, and while they have requested confirmation of planting and any life buoys these are not a requirement of the condition, which requires details to specifically limit access. The details provided are considered to provide a suitably safe arrangement. Condition 2 is therefore considered discharged provided the development is carried out in accordance with

the approved plans. For the avoidance of doubt the following details are considered approved;

- Pond Sections - Drawing no. 332610444_STN_HDG_SW_DR_C_0502 rev P03 - received 15/11/2024.

Condition 3 - Road construction details.

Condition 3 reads as follows;

Notwithstanding the plans hereby approved, no development above binder course surface level shall take place until full details of the construction and long-term management of any development roads and footpaths/cyclepaths have been submitted to and approved in writing by the Local Planning Authority. The scheme shall include:

i. road and footpath/cycleway cross-sections showing their construction;

ii. details of how the roads and footpaths/ cycleways are to be managed and maintained.

The development shall be carried out in accordance with the approved details and maintained thereafter in accordance with the approved details.

Officer Comment;

The submitted details have been reveiewed by the County Council as Local Highway Authority, who have noted that detailed construction drawings will be assessed through a separate process under S278, noting that the road is proposed to be adopted. The application has been accompanied by a plan showing the proposed adoptable extent of the highway, and a copy of the Technical Approval has been provided demonstrating this plan is an acceptable arrangement for adoption. Officers therefore consider the proposed arrangement in respect of long term maintenance is acceptable, and condition 3 is therefore considered discharged provided the development is carried out in accordance with approved details. For the avoidance of doubt the following details are considered approved, received 15/11/2024;

- Southern Access Link Road Part B, Alconbury Weald - Highways Management Statement - ref TN004.

Yours sincerely

C. Kerr

Clara Kerr
Chief Planning Officer
Date: 11 April 2025