

DEVELOPMENT MANAGEMENT COMMITTEE – 21st September 2026

LATE REPRESENTATIONS SUMMARY

3(a) 23/00258/FUL - Installation of a solar photovoltaic (PV) park generating up to 35 MW, comprising ground-mounted solar arrays, substations, internal access tracks, security fencing, and associated infrastructure. Land North of Vicarage Lane, Diddington

The recommendation within the Executive Summary of the Officer Report (page 9) refers to delegated powers to grant permission or refuse permission in the event of a S106 Agreement not being completed.

The recommendation within the Executive Summary should however just refer to granting permission for the development subject to conditions, in line with the recommendation at Section 9 of the Officer Report (page 28).

3(b) 25/01738/OUT - Outline planning permission (all matters reserved except for means of access) for the development of up to 70 dwellings, open space, play area, landscaped areas and associated infrastructure. Land South Of Blenheim Grove, Offord Darcy

1) Additional representation from Offord Cluny & Offord Darcy Parish Council

A late representation has been received from Offord Cluny & Offord Darcy Parish Council on 16th July 2026, which retains their position that the application should be refused and provides further information regarding their concerns in relation to waste water and traffic impacts. A copy of the late representation is attached to this update and is also available to view on the Council's website.

Officer response: - Officers have reviewed the information contained within the late representation and do not consider that it changes the assessments, conclusions or recommendations set out within the Committee Report. However, officers have provided a copy of the late representation to Anglian Water, the Environment Agency and the Local Highway Authority / Transport Assessment Team and have requested whether they have any further comments to make in response to it. If any

further comments are received, Members will be verbally updated of this at the meeting.

2) Recommended conditions

Officers recommend that Condition 27 is amended to include the additional text shown in bold below:

*“Prior to first occupation of the development, detailed engineering drawings for the **site access and** off-site highway improvement works shown on drawing no. PL02 Rev B, comprising the road junction, footways, verges, embankments and associated highway drainage, shall be submitted to, and approved in writing by, the Local Planning Authority. The approved works shall be completed in accordance with the approved details prior to first occupation of the development.”*

Officers also recommend the following additional condition to secure Biodiversity Net Gain:

“The development (including site clearance and ground works) shall not commence until:

- a) A biodiversity net gain plan to achieve 10% biodiversity net gain (BNG) has been submitted to the planning authority; and*
- b) The planning authority has approved the plan.*

The biodiversity net gain plan shall include, but shall not be limited to, the following:

- i) The completed metric calculation tool showing the calculations of the predevelopment and post intervention biodiversity values.*
- ii) Pre and post development habitat plans*
- iii) Legal agreement(s) where on site biodiversity net gain is proposed*
- iv) Biodiversity Gain Site Register reference numbers (if using off-site units)*

The biodiversity net gain plan must be completed using the DEFRA Biodiversity Gain Plan Template (or any subsequent update published on GOV.UK) and shall be implemented in accordance with the approved details.

Reason: To ensure the development delivers a biodiversity net gain and secures the protection and effective management of the remaining habitat on site, in accordance with Schedule 7A of the Town and Country Planning Act 1990, the National Planning Policy Framework 2024 and Policy LP30 of the Huntingdonshire Local Plan to 2036.”

3) Amendments to Committee Report

In order to align with terminology contained within the new National Planning Policy Framework (2026), Officers wish to amend the Committee Report as follows:

- Delete paragraphs **7.9, 7.10, 7.11, 7.17** and **8.2** entirely.

- Amend paragraphs **7.27** and **8.13** to remove reference to Local Plan spatial strategy policies concerned with the supply and location of housing being out-of-date.

The above amendments do not have any material impact on the assessments, conclusions or recommendations set out within the Committee Report.