Our Ref: 24/80386/COND
Your Ref: 295 Priory Centre

30 December 2024

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Dear Sir/Madam

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

Proposal: Discharge of conditions 9 (Archaeology), 11 (Noise Assessment compliance) and 12 (FRA compliance) of 24/00515/HDC

Site address: Priory Centre Priory Lane St Neots PE19 2BH

Your client: Caldbeck

Please find enclosed our formal decision notice relating to above application for approval of details relating to the above planning condition.

Yours faithfully

Clara Kerr
Chief Planning Officer

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Dear Sir/Madam

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

Proposal: Discharge of conditions 9 (Archaeology), 11 (Noise Assessment compliance) and 12 (FRA compliance) of 24/00515/HDC

Site address: Priory Centre Priory Lane St Neots PE19 2BH

Applicant: Caldbeck Huntingdonshire District Council

I refer to your application above received on 7 November 2024 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 9 - Archaeology
Condition wording: No demolition/development shall commence until the applicant, or their agents or successors in title, has implemented a programme of archaeological work, commencing with the evaluation of the application area, that has been secured in accordance with a Written Scheme of Investigation (WSI) that has been submitted to and approved by the Local Planning Authority in writing. For land that is included within the WSI, no demolition/development shall take place other than under the provisions of the agreed WSI, which shall include:
a) The statement of significance and research objectives;
b) The programme and methodology of investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works;
c) The timetable for the field investigation as part of the development programme;
d) The programme and timetable for the analysis, publication & dissemination, and deposition of resulting material and digital archives.
Reason - To safeguard archaeological assets within the approved development boundary from impacts relating to any demolitions or groundworks associated with the development

scheme and to ensure the proper and timely preservation and/or investigaion, recording, reporting, archiving and presentation of archaeological assets affected by this development, in accordance with Local Plan Policy LP34 and national policies contained in the National Planning Policy Framework (2023).

Submission: Written Scheme of Investigation For Archaeological Field Evaluation (October 2024) by border archaeology (received by the Local Planning Authority on 12th November 2024)

Comments received from the Historic Environment Team (CCC):
To confirm the 'amended archaeology report' now attached to the portal represents the approved version of the Written Scheme of Investigation for the evaluation phase of the project. Except for the above my comments remain the same as previously advised. Namely that as the fieldwork is yet to be undertaken, we advise that the condition is not discharged and is retained until further work is complete. As per section 1 of the approved WSI: This document represents a Written Scheme of Investigation (WSI) for the archaeological evaluation only. This document alone will not result in the discharge of any archaeological condition. Please note that due to the constrained nature of the site, the archaeological evaluation will need to be undertaken post demolition to slab or floor level only. In order to ensure this can be undertaken within the bounds of the current condition wording, the timetabling for this has been set out in the WSI in section 6.2.

Officer assessment: As per the comments from the Historic Environment Team above, the Written Scheme of Investigation is acceptable for the evaluation phase of the project. Further fieldwork is required to discharge the condition.

Therefore, whilst the WSI is acceptable and partially meets the requirements of the condition, the condition cannot be fully discharged until all parts of the condition have been addressed through a further discharge of condition application.

The WSI is therefore acceptable however condition 9 cannot be fully discharged at this time.

Condition 11 - Noise Assessment compliance
Condition wording: The development hereby permitted shall be carried out in accordance with recommendations contained within Chapters 5 and 6 of the submitted Noise Impact Assessment undertaken by dBx Acoustics Ltd (report reference 23062-R02B-SW, dated 26 February 2024) and thereafter retained in accordance with the approved details.
Reason - To protect the amenity of nearby properties in accordance with Policy LP14 of the Huntingdonshire Local Plan to 2036.

Submission: Letter from dBx acoustics dated 09/08/2024

HDC Environmental Health Officer has advised there is nothing witin the submission to comment on. The condition requires the development to be carried out with the recommendations within the approved Noise Impact Assesment. It is therefore a compliance condition which does not require the submission of further details. The submitted letter includes updated calculations of noise emissions from the Great Hall based on additional information. If these recommendations differ significantly from the approved recommendations (i.e. predicted noise levels have increased for nearby properties) the condition will need to be amended.

Condition 12 - FRA compliance
Condition wording: The development, hereby permitted, shall be carried out in accordance with Section 6 (Flood Risk Management Strategy) of the submitted Flood Risk Assessment

& Drainage Strategy by Simple Works Ltd dated August 2024. The measures shall thereafter be retained in accordance with the approved details.

Reason - To prevent the increased risk of flooding in accordance Policy LP5 of the Huntingdonshire Local Plan to 2036.

The condition requires the development to be carried out with the recommendations within the approved Flood Risk Assessment and Drainage Strategy. It is therefore a compliance condition which does not require the submission of further details. No further information has been submitted for the LPA to consider.

Condition 22 - Cadent Gas informative
Informative wording: Cadent Gas Ltd own and operate the gas infrastructure within the area of your development. There may be a legal interest (easements and other rights) in the land that restrict activity in proximity to Cadent assets in private land. The applicant must ensure that the proposed works do not infringe on legal rights of access and or restrictive covenants that exist.
If buildings or structures are proposed directly above the apparatus the development may only take place following diversion of the apparatus. The applicant should apply online to have apparatus diverted in advance of any works, by visiting cadentgas.com/diversions
Prior to carrying out works, including the construction of access points, please register on www.linesearchbeforeudig.co.uk to submit details of the planned works for review, ensuring requirements are adhered to.

Submission: Letter from Red Engineering dated 18th October 2024

It is noted that the above letter confirms that the proposed works do not impact on Cadent Gas assets installed within the site boundary. However, the above informative is a note to the applicant and is not a planning condition that requires the submission of information/discharging, therefore Cadent Gas have not been consulted on the submitted letter. The onus is on the applicant to comply with non-planning legislation and liaise with the relevant bodies/Cadent Gas where appropriate.

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 faithfully



Clara Kerr
Chief Planning Officer
Date: 30 December 2024
Agent