Our Ref: 25/80123/COND
Your Ref: Godmanchester Football & SA T...

19 June 2025

Mr Michael Eastman
Surfacing Standards Ltd
Office 2
Empingham House
Ayston Road
Uppingham
LE15 9NY

Pathfinder House, St Mary's Street
Huntingdon. PE29 3TN
Developmentcontrol@huntingdonshire.gov.uk
01480 388424

www.huntingdonshire.gov.uk

Dear Mr Eastman

HUNTINGDONSHIRE DISTRICT COUNCIL
Application for Discharge of planning conditions

Proposal: Discharge of Condition 3 (CEMP), 11 (Archaeology), 17 (Container and fence colour) and 18 (BNG Legal Agreement) of 24/01471/FUL.

Site address: Godmanchester Rovers Football Ground Bearscroft Lane Godmanchester

Your client: Richard Cosbey

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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Huntingdon. PE29 3TN
Developmentcontrol@huntingdonshire.gov.uk

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Dear Mr Eastman

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

Proposal: Discharge of Condition 3 (CEMP), 11 (Archaeology), 17 (Container and fence colour) and 18 (BNG Legal Agreement) of 24/01471/FUL.

Site address: Godmanchester Rovers Football Ground Bearscroft Lane Godmanchester

Applicant: Richard Cosbey

I refer to your application above received on 29 April 2025 and the plans, drawings and documents which form part of the application as described below.

The following conditions are Approved

Condition 3 - CEMP
"No development, including any pre-construction, demolition, enabling works or piling, shall commence until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include the consideration of the following aspects of construction:
(a) Construction Programme.
(b) Contractors' access arrangements for vehicles, plant and personnel including the location of construction traffic routes to, from and within the site, details of their signing, monitoring and enforcement measures, along with location of parking for contractors and construction workers.
(c) Construction hours
(d) Delivery times and collections/dispatches for construction purposes
(e) Soil Management Strategy including a method statement for the stripping of topsoil for re-use; the raising of land levels if required; and arrangements including height and location of stockpiles for temporary top soil and subsoil storage to BS3883:2015.

(f) Noise monitoring method including location, duration, frequency and reporting of results to the LPA in accordance with the provisions of BS 5228-1:2009+A1:2014 Code of Practice for noise and vibration control on construction and open sites.
(g) Maximum noise mitigation levels for construction equipment, plant and vehicles.
(h) Vibration monitoring method including location, duration, frequency and reporting of results to the LPA in accordance with the provisions of BS 5228-2:2009+A1:2014 Code of Practice for noise and vibration control on construction and open sites.
(i) Maximum vibration levels at sensitive receptors.
(j) Dust management and wheel washing measures in accordance with BS 5228-2:2009+A1:2014.
(k) Site lighting during construction
(l) Drainage control measures including the use of settling tanks, oil interceptors and bunds.
(m) Screening and hoarding details.
(n) Access and protection arrangements around the site for pedestrians, cyclists and other road users.
(o) Procedures for interference with public highways, including permanent and temporary realignment, diversions and road closures.
(p) External safety and information signing and notices. Liaison, consultation and publicity arrangements including dedicated points of contact.
(q) Consideration of sensitive receptors.
(r) Prior notice and agreement procedures for works outside agreed limits.
(s) Complaints procedures, including complaints response procedures.
(t) Location of Contractors compound and method of moving materials, plant and equipment around the site.
Development shall be carried out in accordance with the approved CEMP for the duration of the development.

Reason: A pre-commencement condition is needed to ensure that before any development commences, the amenity of nearby properties is protected in accordance with Policies LP14, LP17, LP36 and LP37 of the Huntingdonshire Local Plan to 2036."

Documents submitted:
Construction Environmental Management Plan AGP Construction and Drainage 15619 Godmanchester Football & Sports Association, prepared by Cleveland Land Services Ltd (J Smithies 21.02.2025)
Construction Environmental Management Plan AGP Construction and Drainage 15619 Godmanchester Football & Sports Association, prepared by Cleveland Land Services Ltd (J Smithies 21.02.2025) - Appendix Two (submitted as a separate Document 13.06.25)

Assessment:
The submitted document has been reviewed by Cambridgeshire County Council Local Highway Authority who have confirmed that the details are acceptable, as requested under Condition 3 of planning application 24/01471/FUL, to safeguard the amenity of nearby properties in accordance with Policies LP14, LP17, LP36 and LP37 of the Huntingdonshire Local Plan to 2036.

HDC Environmental Health have reviewed the submitted document and confirmed that the details submitted are acceptable as requested under Condition 3 of planning application 24/01471/FUL, to safeguard the amenity of nearby properties in accordance with Policies LP14, LP17, LP36 and LP37 of the Huntingdonshire Local Plan to 2036. The compliance and implementation requirement will remain an enforceable element throughout the site clearance and construction periods.

Planning Officers have reviewed the submitted document and consider that details submitted are acceptable as requested under Condition 3 of planning application 24/01471/FUL, to safeguard the amenity of nearby properties in accordance with Policies LP14, LP17, LP36 and LP37 of the Huntingdonshire Local Plan to 2036. The compliance and implementation requirement will remain an enforceable element throughout the site clearance and construction periods.

Having regard to the above it is considered that the submitted Construction Environmental Management Plan (CEMP) is acceptable.

Condition 11 - Archaeology WSI
"No 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 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: A pre-commencement condition is needed to safeguard archaeological assets within the approved development boundary from impacts relating to any groundworks associated with the development scheme and to ensure the proper and timely preservation and/or investigation, recording, reporting, archiving and presentation of archaeological assets affected by this development, in accordance with national policies contained in the National Planning Policy Framework (2024)."

Documents/drawings:
Archaeological Evaluation of Land at Godmanchester Football Club, APS Report No. 18/25 (Author: Archaeological Project Services) V3 (dated 06/05/2025)
GMBL25 Field Work

Assessment: The Archaeological Officer at CCC has confirmed that the site has been subject to an archaeological investigation and limited archaeological remains were uncovered. They have advised there are no further recommendations for the site and the condition could be discharged. It is considered the submitted document is sufficient to ensure heritage assets of archaeological significance are not harmed, in accordance with the NPPF 2023 and Policy LP34 of the Local Plan.

Having regard to the consultee comments it is considered that the archaeological assessment reports are acceptable.

Conclusion:
The details submitted relating to Condition 11 are acceptable to the Local Planning Authority and complies with the submission requirements of the condition. Condition 11 can be considered discharged.

Condition 17 - Container and fence colour

“Notwithstanding the submitted details the external colouration of the storage container and perimeter fencing hereby approved shall be submitted to and approved in writing by the Local Planning Authority prior to the container being brought onto the site and installation of the fencing. External colouration shall be completed in accordance with the approved details prior to the 3G Artificial Grass Pitch first being brought into use and retained thereafter.

Reason: In the interests of visual amenity in accordance with Policies LP10 and LP12 of the Huntingdonshire Local Plan to 2036.”

Condition 17
Details submitted - Covering letter confirms the use of Moss Green - the same colour as the perimeter ball stop fencing.

Consultee comments: No consultation was required for this condition.

Assessment:
The proposed external colouration - moss green - of the storage container matches the colour of the perimeter ball stop fencing. The colour would be appropriate in the context of the site and given the character of the wider area. The submitted details are considered to protect visual amenity from both within the site and from adjacent areas, in accordance with policies LP10 and LP12 of Huntingdonshire's Local Plan to 2036.

Conclusion:
The details submitted relating to Condition 17 are acceptable to the Local Planning Authority and complies with the submission requirements of the condition. The development shall be undertaken in full accordance with the approved details. Condition 17 can be considered fully discharged upon completion of the works in accordance with the approved details.

Condition 18 - BNG Legal Agreement
“No development shall take place until the applicant has completed a legal agreement to acquire not less than 1.48 habitat units off-site. The legal agreement shall include but not be limited to details of the responsible body; the location of the habitat to be created or enhanced; the nature of the habitat to be created or enhanced; the conservation covenant or other management arrangement ensuring habitat management for a period of not less than 30 years; maintenance and monitoring arrangements. The legal agreement must have been executed as a deed.

Reason: In order to provide for the minimum level of biodiversity net gain as set out at paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 and in accordance with Policy LP30 of the Huntingdonshire Local Plan to 2036. In this instance there are exceptional circumstances to secure this agreement by way of condition.”

Assessment:
The applicant has submitted a letter confirming that 1.49 medium distinctiveness grassland units at the Emberton Habitat Bank (MK03) have been purchased in support of the development at Godmanchester Rovers Football Ground, Bearcroft Lane, Godmanchester and that the Habitat Bank is governed with a conservation covenant via a responsible body (RSK Biocensus), as designated by Defra/Natural England. The Emberton habitat bank is registered on the Gain Site Register ref. BGS-040924004.

The submitted documents have been reviewed and are considered acceptable, as requested under Condition 18 of planning application 24/01471/FUL, in order to provide for the minimum level of biodiversity net gain as set out at paragraph 13 of Schedule 7A to the

Town and Country Planning Act 1990 and in accordance with Policy LP30 of the Huntingdonshire Local Plan to 2036.

Conclusion:
The details submitted relating to Condition 18 are acceptable to the Local Planning Authority and complies with the submission requirements of the condition. Condition 18 can be considered discharged.

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: 19 June 2025