Our Ref: 25/80037/COND
Your Ref: Sawtry C17 C35 C38 C39

29 May 2025

Miss Isabelle Impey
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Dear Miss Impey

HUNTINGDONSHIRE DISTRICT COUNCIL
Application for Discharge of planning conditions

Proposal: Discharge of conditions 17 (Traffic Management Plan), 35 (Waste Management and Minimisation Plan), 38 (Construction Environmental Management Plan) and 39 (Land Contamination) of 20/01407/OUT

Site address: Land North Of Shawley Road And West Of Glatton Road Sawtry

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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Dear Miss Impey

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

Proposal: Discharge of conditions 17 (Traffic Management Plan), 35 (Waste Management and Minimisation Plan), 38 (Construction Environmental Management Plan) and 39 (Land Contamination) of 20/01407/OUT

Site address: Land North Of Shawley Road And West Of Glatton Road Sawtry

I refer to your application above received on 10 February 2025 and the plans, drawings and documents which form part of the application as described below.

The following conditions are Acceptable but the Condition is not Discharged

Condition 17 - Traffic Management Plan
Condition 17 reads:
The development hereby permitted shall not commence until a Construction Traffic Management Plan has been submitted to and approved in writing by the Local Planning Authority detailing the following;
i) The route all traffic associated with the construction of the development will take to reach the site, together with the proposals to control and manage the traffic using the agreed route and to ensure no other local roads are used by construction traffic;
ii) The areas to be provided, clear of the public highway, for the parking, turning, loading and unloading of all vehicles visiting the site; and
iii) The provisions to be made for wheel washing facilities within the site and how it will be drained.
The required feature shall be provided prior to any other development commencing and shall thereafter be retained and used on site for the course of the works in accordance with the approve details.

Reason: To minimise the impacts of construction traffic on highway safety during the course of development.

Approved documents / drawings:
* Construction Traffic Management Plan, Land off Glatton Road, Sawtry, January 2025, Rev A - received 22.04.2025
* Construction Management Plan (drg no: L200/CMP/01 Rev B) - received 22.04.2025
* Fence Location Plan (drg no: L200/CMP/02 Rev A) - received 10.02.2025

Assessment:
Cambridgeshire County Council in its capacity as Highway Authority were consulted.

The Highway Authority noted that the route for construction traffic is proposed through Sawtry, which is a centre of population and the route passes shops, a doctors surgery and school. Restrictions would need to be put in place to ensure that deliveries do not coincide with pick up and drop off times for the school and incorporated within the CMP. The possibility of an alternative route through the village of Glatton was noted. The Highway Authority confirmed that it has no objection in principle to either route (subject to the restrictions being in place on the Sawtry route).

Comments received from Sawtry Parish Council, supported by Cllr Simon Bywater, object to the proposed construction traffic route through Sawtry owing to an adverse impact on residents.

The applicant has considered the alternative route through Glatton but has advised that this route would be hard to enforce owing to the fact that it is a longer distance route and would not be the route automatically generated by satellite navigation systems used by delivery drivers (sat nav systems automatically follow the shortest and quickest route). From experience elsewhere, the applicant advises that signage does not tend to be successful in diverting lorry drivers (particularly given that it is not the same driver making a delivery each time) away from the quickest / shortest distance route. In response to the comments raised by the Highway Authority the applicant updated the Construction Traffic Management Plan to include restrictions on construction deliveries from 08:00 - 09:00 and 14:30 - 16:00 during the weekday of term dates to avoid impacting the school.

The alternative route through Glatton would inevitably cause disruption to residents there and the proximity of listed buildings to the road along this route is also noted. Noting that the Highway Authority have no objection on highway safety grounds to either route (subject to the restrictions on delivery times through Sawtry), the LPA does not consider that there are reasonable grounds upon which to require the applicant to change its proposed construction route.

Rev A of the Construction Traffic Management Plan is therefore sufficient to fulfil the requirements of Condition 17.

Condition 35 - Waste Management and Minimisation Plan
Condition 35 reads:
Prior to the commencement of development a Detailed Waste Management and Minimisation Plan (DWMMP) shall be submitted to the Local Planning Authority. The DWMMP shall include details of:
a) Construction waste infrastructure including a construction material recycling facility to be in place during all phases of construction;
b) anticipated nature and volumes of waste and measures to ensure the maximisation of the reuse of waste;

c)measures and protocols to ensure effective segregation of waste at source including waste sorting, storage, recovery and recycling facilities to ensure the maximisation of waste materials both for use within and outside the site;
d) any other steps to ensure the minimisation of waste during construction;
e) the location and timing of provision of facilities pursuant to criteria a, b, c and d above;
f) proposed monitoring and timing of submission of monitoring reports;
g) the proposed timing of submission of a Waste Management Closure Report to demonstrate the effective implementation, management and monitoring of construction waste during the construction lifetime of the development;
h) a RECAP Waste Management Guide toolkit shall be completed, with supporting reference material;
i) proposals for the management of municipal waste generated during the occupation phase of the development, to include the design and provision of permanent facilities e.g. internal and external segregation and storage of recyclables, non-recyclables and compostable material, access to storage and collection points by users and waste collection vehicles. The DWMMP shall be implemented in accordance with the approved details.
Reason:
In the interests of maximising waste reuse and recycling opportunities and to comply with policy CS28 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy 2011, the Recycling in Cambridgeshire and Peterborough (RECAP) Waste Design Guide 2012, the National Planning Policy for Waste 2014 and Guidance for Local Planning Authorities on Implementation Planning Requirements of the European Union Waste Framework Direction (2008/98/EC), Department for Communities and Local Government 2012.

Approved documents / drawings:
* Detailed Waste Management and Minimisation Plan, Glatton Road, Sawtry dated January 2025

Assessment:
Cambridgeshire County Council, in its role as the Minerals and Waste Planning Authority (MWPA) was consulted and have no objection in principle subject to the submission of a Waste Management Closure Report following completion of the construction.

Condition 38 - Construction Environmental Management Plan
Condition 38 reads:
The development hereby permitted shall not commence until a Construction Environmental Management Plan (CEMP) has first been submitted to and approved in writing by the Local Planning Authority detailing the mitigation measures to be used for the control of pollution (including, but not limited to noise, dust and lighting etc) during the construction and demolition phases. The measures within the CEMP shall be implemented within the first phase of the development commencing and thereafter be retained until completion of the development.
Reason: To protect the amenity of neighbouring residential properties during the course of the development in accordance with policy LP14 of Huntingdonshire's Local Plan to 2036.

Approved documents / drawings:
* Construction Management Plan, Land off Glatton Road, Sawtry - Revision B, April 2025 - received 22.04.2025
* Construction Management Plan (drg no: L200/CMP/01 Rev B) - received 22.04.2025

Assessment:
The Construction Management Plan was reviewed by the Council's Environmental Health Officer (EHO) and Cambridgeshire County Council in its role as the Highway Authority.

Amendments were made to the submitted Construction Management Plan to address the comments raised by the EHO and the Highway Authority.

Revision B of the Construction Management Plan dated April 2025 is confirmed by both the EHO and the Highway Authority as sufficient to meet the requirements of condition 38.

Condition 39 - Land Contamination

Condition 39 reads:

A. Site Investigation Information

No development (except demolition of above ground structures) shall take place until an assessment of the nature and extent of contamination has been submitted to and approved in writing by the local planning authority. This assessment must be undertaken by a competent person and shall assess any contamination on the site, whether or not it originates from the site.

Moreover, it must include; (i) details of previous land uses;

(ii) a site investigation survey of the extent, scale and nature of contamination; (iii) an assessment of the potential risks to;

a) human health,

b) property*,

c) adjoining land,

d) groundwaters and surface waters,

e) ecological systems and

f) archaeological sites and ancient monuments.

* Property (existing or proposed) includes buildings, crops, livestock, pets, woodland and service lines and pipes

B. Submission of Remediation Scheme

Where contaminated is found which poses unacceptable risks, as determined by the local planning authority in its response to (A), no development shall take place until a detailed remediation scheme has been submitted to and approved in writing by the local planning authority. The scheme shall include;

(i) an options appraisal and remediation strategy;

(ii) remediation objectives and remediation criteria;

(iii) remediation works to be undertaken and the order in which the works will be progressed;

(iv) a verification scheme providing details of the data that will be collected in order to demonstrate that the works set out in (iii) have been completed and identifying any requirements for longer-term monitoring of contaminant linkages, maintenance and arrangements for contingency action.

The scheme should be designed to ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use.

C. Implementation of Approved Remediation Scheme

Where a detailed remediation scheme has been required and approved under (B), no occupation of any part of the permitted development which has been identified in the scheme as being subject to contamination shall take place until the approved scheme has been implemented and the verification report, including the results of sampling and monitoring carried out in accordance with the approved verification scheme to demonstrate that the site remediation criteria have been met, has been submitted to and approved in writing by the local planning authority. The report shall, if required by the local planning authority, also include a reassessment of the long-term monitoring of contaminant linkages, maintenance and arrangements for contingency action. The long-term monitoring and maintenance proposals shall be implemented as finally approved.

D. Reporting of Unexpected Contamination

If, during development, contamination not previously identified is found to be present at the site;

(i) it shall be reported in writing to the local planning authority within 1 working day;
(ii) no further development (unless otherwise agreed in writing by the local planning authority) shall be carried out until site investigations have been undertaken and a remediation strategy has been submitted to and approved in writing by the local planning authority detailing how this unsuspected contamination will be dealt with;
(iii) the remediation strategy shall be implemented as approved;
(iv) no occupation of any part of the permitted development identified in the remediation strategy as being affected by the previously unidentified contamination shall take place until;
a) the approved scheme has been implemented in full and any verification report required by the scheme has been submitted to and approved in writing by the local planning authority;
b) if required by the local planning authority, any proposals for long-term monitoring of contaminant linkages, maintenance and arrangements for contingency action have been submitted to and approved in writing by the local planning authority.
(v)the long-term monitoring and maintenance plan shall be implemented as approved.
Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property, ecological systems and heritage assets, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with policy 37 of Huntingdonshire's Local Plan to 2036.

Approved documents / drawings:
* Phase 1 Desktop Study, Glatton Road, Sawtry written by Waterman Infrastructure & Environment Limited (report reference WIE13865-115-1-1-3-DS, dated July 2022)
* Phase II Geo-Environmental Assessment, Glatton Road, Sawtry written by Waterman Infrastructure & Environment Limited (report reference WIE13865-115-R-2.1.3-GEA, dated December 2022

Assessment:
The submitted documents have been reviewed by the Council's Environmental Health Officer (EHO) who has confirmed that they are sufficient to address the requirements of condition 39.

Conclusion:
The details submitted relating to conditions 17, 38 and 39 are acceptable to the Local Planning Authority and complies with the submission requirements of the conditions. The development shall be undertaken in full accordance with the approved details.

Conditions 17, 38 and 39 can be considered discharged upon completion of the works in accordance with the approved details.

Condition 35 is partially discharged. It can be considered fully discharged upon completion of the project in accordance with the approved details and the submission of a Waste Management Closure Report to the Local Planning Authority on completion of the development. A further condition discharge application is required.

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

C. Kerr

Clara Kerr
Chief Planning Officer
Date: 29 May 2025