Our Ref: 24/80404/COND
Your Ref: 1159 Thorn Farm, Alconbury We...

28 January 2025

Mr Marcus Vanner
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Dear Mr Vanner

HUNTINGDONSHIRE DISTRICT COUNCIL
Application for Discharge of planning conditions

Proposal: Discharge of conditions 6 (Foul and surface water), 16 (Archaeology) and 17 (Contamination investigation) of 23/00211/FUL

Site address: Land Adjacent To Thorns Farm Hamerton Road Alconbury Weston

Your client: Mr Richard Steele

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
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Dear Mr Vanner

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

Proposal: Discharge of conditions 6 (Foul and surface water), 16 (Archaeology) and 17 (Contamination investigation) of 23/00211/FUL

Site address: Land Adjacent To Thorns Farm Hamerton Road Alconbury Weston

Applicant: Mr Richard Steele Ashbeach Homes Ltd

I refer to your application above received on 19 November 2024 and the plans, drawings and documents which form part of the application as described below.

The following conditions are Approved

Condition 6 - foul and surface water
Condition:
"No development shall commence until details of the foul and surface water drainage for the site have been submitted to and approved in writing by the Local Planning Authority. The drainage works shall be constructed in accordance with the approved details prior to the occupation of any part of the development hereby approved.

Reason - To ensure sustainable design and use of water and to minimise the risk of flooding due to surface water run-off in accordance with Policies LP12 and LP15 of the Huntingdonshire Local Plan to 2036."

Documents/Drawings:
Proposed Drainage Plan ref 3356-02 Rev B received by the Local Planning Authority on the 27th January 2025
Hydro-brake Flow Control Detailed Plan ref 3356-04 received by the Local Planning Authority on the 19th November 2024

Storm Sewer Design received by the Local Planning Authority on the 19th November 2024 Land Drainage Consent ref 804/1022 issued by Alconbury and Ellington Internal Drainage Board dated 23 January 2025, received by the Local Planning Authority on the 24th January 2025.

Assessment:
Anglian Water had no comment to make on either the foul or surface water drainage proposals. The Environment Agency was consulted but did not make any representations.

Alconbury & Ellington Internal Drainage Board has fully reviewed the submitted details and issued a Land Drainage Consent for the application site consenting to the proposed works, which ensure sustainable design and use of water and to minimise the risk of flooding due to surface water run-off in accordance with Policies LP12 and LP15 of the Huntingdonshire Local Plan to 2036.

Condition 6 is, therefore, discharged.

Condition 16 - Archaeology
Condition:
"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 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 (MHCLG 2019)."

Documents/Drawings:
Archaeological Trial Trench Evaluation prepared by Witham Archaeology dated October 2024 ref J774, received on the 19th November 2024

Assessment:
Cambridgeshire County Archaeology has fully reviewed the submitted details and has confirmed that they have no objection to the full discharge of the archaeological condition. It is noted that an archaeological evaluation has been undertaken demonstrating some layers of building material associated with earlier buildings on the site. No further archaeological works are required.

Condition 16, therefore, is discharged.

Condition 17 - contamination investigation

Condition:

“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;

(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 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 the National Planning Policy Framework."

Documents/Drawings:
Supplementary Ground Investigation Report prepared by eps ref: UK24.7103 dated 4th October 2024, received by the Local Planning Authority on the 19th November 2024

Assessment:
The Environmental Health Officer has been consulted on this application and supports the discharge of Parts A and B, whereby this condition would no longer prevent the commencement of the development, ensuring 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 the National Planning Policy Framework. The recommendations contained within section 5.2 of the ground investigation report may now be implemented. Thereafter, a Verification Report must be submitted for approval in accordance with Condition 17 C.

Conclusion:
Condition 17 Parts A and B are therefore discharged in full. It is noted that Parts C and D of Condition 17 must be addressed during and following the decontamination of the site and verification report post works must be submitted at a later date.

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: 28 January 2025