Our Ref: 24/80387/COND
Your Ref: St Neots Fire Station DOC 7 a...

10 January 2025

Mrs Cheryl Peels
Ingleton Wood
8 Whiting Road
Norwich Business Park
Norwich
NR4 6DN

Pathfinder House, St Mary's Street
Huntingdon. PE29 3TN
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Dear Mrs Peels

HUNTINGDONSHIRE DISTRICT COUNCIL
Application for Discharge of planning conditions

Proposal: Discharge of conditions 7 (Biodiversity Enhancement) and 9 (Contamination and Remediation) of 23/02509/FUL

Site address: St Neots Fire Station Huntingdon Street St Neots PE19 1DU

Your client: Cambs Fire and Rescue Service

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
Huntingdon. PE29 3TN
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Dear Mrs Peels

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

Proposal: Discharge of conditions 7 (Biodiversity Enhancement) and 9 (Contamination and Remediation) of 23/02509/FUL

Site address: St Neots Fire Station Huntingdon Street St Neots PE19 1DU

Applicant: Cambs Fire and Rescue Service

I refer to your application above received on 8 November 2024 and the plans, drawings and documents which form part of the application as described below.

The following conditions are Approved

Condition 7 - Biodiversity Enhancement
Condition - No development above slab level shall take place until a scheme of ecological enhancement has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the features to be enhanced, recreated and managed for species of local importance both in the course of development and in the future. The scheme shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed in writing with the Local Planning Authority.

Reason - To conserve and enhance ecological interests in accordance with Policy LP30 of the Huntingdonshire Local Plan to 2036.

Documents/Drawings:
Proposed Site Plan with Biodiversity Enhancements ref: STNFS-IWD-XX-XX-DR-A-2400 received by the Local Planning Authority on the 8th November 2024

Bird and Bug Box Specifications received by the Local Planning Authority on the 19th December 2024

Assessment:
The submitted documents have been reviewed and are considered to satisfy the condition requirements to conserve and enhance ecological interests in accordance with Policy LP30 of the Huntingdonshire Local Plan to 2036.

Condition 7, therefore is discharged.

Condition 9 - Contamination and Remediation
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 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 the National Planning Policy Framework.

Documents/Drawings:
Ground Investigation Report prepared by eps dated 6th July 2021, received by the Local Planning Authority on the 8th November 2024

Response letter from Cambridgeshire Fire and Rescue Service to the Environment Agency dated 18th December 2024, received by the Local Planning Authority on the 18th December 2024

Assessment:
The Environmental Health Officer and Environment Agency have been consulted on this application and support the discharge of the condition 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.

Condition 9, therefore is 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: 10 January 2025