Our Ref: 24/80433/COND
Your Ref: H9359

21 January 2025

Mr G Boreham
Morton & Hall Consulting Ltd
1 Gordon Avenue
March
PE15 8AJ

Pathfinder House, St Mary's Street
Huntingdon. PE29 3TN
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Dear Mr Boreham

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

Proposal: Discharge of Condition 7 (Levels), 12 parts a) and b) only (Contamination), and 13 (Construction Environmental Management Plan) of 22/02302/FUL.

Site address: Land North Of 51 London Lane Great Paxton

Your client: Brownlow

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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21st January 2025

Dear Mr Boreham

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

Proposal: Discharge of Condition 7 (Levels), 12 parts a) and b) only (Contamination), and 13 (Construction Environmental Management Plan) of 22/02302/FUL.

Site address: Land North Of 51 London Lane Great Paxton

Applicant: Brownlow SolarSavings 4 U Ltd

I refer to your application above received on 6 December 2024 and the plans, drawings and documents which form part of the application as described below.

The following conditions are Approved

Condition 7 - Levels
"No development, demolition, clearance or preparatory operations shall commence until details of the existing and proposed levels and contours have been submitted to and approved in writing by the Local Planning Authority. The submitted details shall show the relationship of proposed levels with surrounding land and property. The development shall be carried out in accordance with the approved details.

Reason
In the interests of visual and residential amenity in accordance with Policies LP11, LP12 and LP14 of Huntingdonshire's Local Plan to 2036"

Documents/ Drawings:
-Proposed site plan H9359/03 dated Nov 2024

Consultation:
Urban Design-Urban Design had no involvement in the previous 22/02302/FUL approval. The 31.5m finished floor level of the proposed dwelling is considered acceptable in relation to existing and proposed site levels shown on dwg H9359/03.

Urban Design support the discharge of C7.

Officer Conclusion:
Officers have reviewed the submitted information in hand with the comments made by the Urban Design Officer and conclude that the information submitted is sufficient and acceptable to discharge condition 7.

Therefore Condition 7 is discharged in full.

Condition 12 - Contamination
"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 contamination 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 Policies LP14 and LP37 of Huntingdonshire's Local Plan to 2036”

Documents/ Drawings:
-Phase 1 and 2 Geo-Environmental Assessment written by EPS (report reference UK22.6155d, dated 21 December 2022) written in support of Condition 12.

Consultation:
-Environmental Health - The officer recommends the Geo-Environmental Assessment be approved in accordance with Condition 12 parts A and B. The remediation scheme requires the deployment of at least 150mm certified clean cover soil in private gardens and also landscaping areas. A verification report must be submitted in due course in accordance with Condition 12 part C.

Officer Conclusion:
Officers have reviewed the submitted information in hand with the comments made by the Environmental Health Officer and conclude that the information submitted is sufficient and acceptable to discharge condition 12 parts a) and b) only.

Therefore Condition 12 parts a) and b) only are discharged.

Condition 13 - Construction management plan

“No development, demolition, clearance or preparatory operations (including excavations) shall commence on site in connection with the development hereby approved until a Construction Environmental Management Plan has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be completed in accordance with the approved details.

Reason
In the interests of residential amenity in accordance with Policy LP14 of Huntingdonshire's Local Plan to 2036”

Documents/ Drawings:
-Construction & Environmental Management Plan written by Morton & Hall Consulting Ltd (report reference H9359/MH/mh, dated 26 November 2024, Revised Jan 2025 and received by the Local Planning Authority on 13th January 2025) submitted in support of Condition 13.

Consultation:
-Environmental Health - The CEMP needed the date for construction commencement and completion adding. This was revised and the officer found the report acceptable.
- Highways - Although not requested by the Highway Authority it appears to be satisfactory in relation to the highway given the scale of the development

Officer Conclusion:
Officers have reviewed the submitted information in hand with the comments made by the Environmental Health and Highways Officers and conclude that the information submitted is sufficient and acceptable to discharge condition 13.

Therefore Condition 13 is discharged in full.

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: 21 January 2025