Our Ref: 25/80021/COND
Your Ref: Cromwell Road - St Neots

19 May 2025

Mr Jordan Fender
GPS Estates Ltd
4 The Gateway, Blackthorn Place
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Dear Mr Fender

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

Proposal: Discharge of conditions 6 a) (contamination), 17 (highways - Metalled surface wheel wash), 18 (CEMP), 22 (Archaeology), 25 (Surface water run off), 28 (Flood flow and storage) for 20/00896/OUT

Site address: Land Adjacent And Including 2 Cromwell Road Eynesbury

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

Proposal: Discharge of conditions 6 a) (contamination), 17 (highways - Metalled surface wheel wash), 18 (CEMP), 22 (Archaeology), 25 (Surface water run off), 28 (Flood flow and storage) for 20/00896/OUT

Site address: Land Adjacent And Including 2 Cromwell Road Eynesbury

I refer to your application above received on 30 January 2025 and the plans, drawings and documents which form part of the application as described below.

The following condition/s are Approved

Condition 6 - Contamination
A. Submission of Land Contamination Remediation Scheme
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) remediation works to be undertaken and the order in which the works will be progressed;
(ii) a verification scheme providing details of the data that will be collected in order to demonstrate that the works set out in (i) have been completed.
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.

B. Implementation of Approved Remediation Scheme
No occupation of any part of the permitted development 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.

C. 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 LP37 of the Huntingdonshire Local Plan to 2036 and the National Planning Policy Framework (2021) (paragraphs 120c and 183).

Submitted details:
Remedial Strategy" written by Listers (report reference 24.07.035-f02, dated January 2025)

Consultation comments:
Environmental Health: despite the trial-hole key being wrong in Appendix A, I recommend approval of the scheme in support of Condition 6A.

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 6 part a) only.

Therefore Condition 6 part a) only is discharged.

Condition 17 - Highways - metaled surface and wheelwash
A metalled surface shall be provided for a minimum distance of 20m along the access road from its junction with the public highway. No works shall commence on site unless/until details of wheel washing facilities associated with the proposals have been submitted to and approved in writing by the Local Planning Authority.

Reason - To prevent mud and extraneous material being deposited on the highway in the interests of highway safety, residential amenity and visual amenity in accordance with policies LP12, LP14 and LP17 of the Huntingdonshire Local Plan to 2036.

Submitted details:

Construction Environmental Management Plan (CEMP) written by WSP (report reference 13143a, V1.5, dated 30 April 2025)

Consultation comments:
Highways: The CEMP Appendix E has been amended to show sealed surfaces for both accesses so the information is now acceptable.

Officer Conclusion:
Officers have reviewed the submitted information in hand with the comments made by Highways, conclude that the information submitted is sufficient and acceptable to discharge condition 17.

Therefore Condition 17 is discharged in full.

Condition 18 - CEMP
No development shall take place until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall provide for but not be limited to:

i) The routes for construction traffic, including points of access, areas for manoeuvring and times of ingress and egress together with proposals to control and manage traffic using the agreed route;
ii) Temporary traffic restrictions;
iii) Location of site compounds and offices and the parking of vehicles of site operatives and visitors;
iv) Loading and unloading of plant and materials;
v) Storage of plant and materials used in constructing the development;
vi) The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
vii) Wheel washing facilities and their use, including provision of metalled surface for a minimum distance of 20 metres of the access road prior to any works commencing on the construction of dwellings;
viii) Measures to control the emission of dust, dirt, noise and light during construction and clearance;
ix) Maximum vibration levels at sensitive receptors;
x) Maximum noise mitigation levels for construction equipment, plant and vehicles at sensitive receptors;
xi) Estimated duration of use of mechanical plant;
xii) Soil Management Strategy including a method statement for the stripping of top soil for reuse; the raising of land levels (if required); and arrangements (including height and location of stockpiles) for temporary topsoil and subsoil storage to BS3882:2015;
xiii) A scheme for recycling/disposing of waste resulting from demolition and construction works;
xiv) The hours of construction work.

The Construction Environmental Management Plan shall be implemented in accordance with the agreed details and complied with throughout the site clearance and construction periods of the development hereby permitted.
Reason - In the interests of highway safety, residential amenity and visual amenity in accordance with policies LP12, LP14 and LP17 of the Huntingdonshire Local Plan to 2036. The CEMP must be agreed before development commences to enable the development and facilitating works to be undertaken in accordance with its provisions.

Submitted details:
Construction Environmental Management Plan (CEMP) written by WSP (report reference 13143a, V1.5, dated 30 April 2025)
Construction Surface Water Management Plan 203714-SWH-ZZ-XX-DR-C-0051-P05 dated 29.4.25

Consultation comments:
Environmental Health: No objection to the approval of the plan in accordance with Condition 18.
Highways: No objection after receiving visibility splays

Officer Conclusion:
Officers have reviewed the submitted information in hand with the comments made by the environmental health officer and highways and conclude that the information submitted is sufficient and acceptable to discharge condition 18.

Therefore Condition 18 is discharged in full.

Condition 22 - Archaeology
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 Policy LP34 of the Huntingdonshire Local Plan and the requirements of section 16 of the National Planning Policy Framework.

Submitted details:
Archaeology Evaluation, version 1.1 PRECONST1-527519, SITE CODE: ECB7421 REPORT NO.: R17747 FEB 2025

Consultation comments:
Archaeology:
We are in receipt of an approved evaluation report, which details findings of ridge and furrow cultivation, and the former channel of the Fox Brook. Large areas of disturbance were also seen in relation to previous development of the site.
We can confirm that we have no requirements for any further mitigation works, and we are working with the applicants archaeological contractor over the remaining archive

requirements. We therefore can advise that the archaeological condition (22) can be discharged in full upon application to do so.

Officer Conclusion:
Officers have reviewed the submitted information in hand with the comments made by Archaeology, and conclude that the information submitted is sufficient and acceptable to discharge condition 22.

Therefore Condition 22 is discharged in full.

Condition 25 - Surface water run-off
No development, including preparatory works, shall commence until details of measures indicating how additional surface water run-off from the site will be avoided during the construction works have been submitted to and approved in writing by the Local Planning Authority. The applicant may be required to provide collection, balancing and/or settlement systems for these flows. The approved measures and systems shall be brought into operation before any works to create buildings or hard surfaces commence.

Reason - To ensure surface water is managed appropriately during the construction phase of the development, so as not to increase the flood risk to adjacent land/properties or occupied properties within the development itself, recognising that initial works to prepare the site could bring about unacceptable in accordance with Policy LP5 of the Huntingdonshire Local Plan to 2036.

Submitted details:
Scott White and Hookins Letter (06.03.2025) ref MJH/JD/203714
Construction Environmental Management Plan (CEMP) written by WSP (report reference 13143a, V1.5, dated 30 April 2025)
Construction Surface Water Management Plan 203714-SWH-ZZ-XX-DR-C-0051-P05 dated 29.4.25

Consultation comments:
Lead Local Flood Authority (LLFA): Condition 25 can be discharged.

Officer Conclusion:
Officers have reviewed the submitted information in hand with the comments made by the LLFA and conclude that the information submitted is sufficient and acceptable to discharge condition 28.

Therefore Condition 25 is discharged in full.

Condition 28 - Flood flow and storage)
The development hereby permitted must not be commenced until such time as a Flood Flow Routing and Storage Plan has been submitted to, and approved in writing by, the Local Planning Authority. The development shall be implemented in accordance with the approved details.

Reason - To ensure that there are no detrimental impacts to flood storage or flood flow routes and to ensure there is no increase in flood risk on site or elsewhere in accordance with Policy LP5 of the Huntingdonshire Local Plan to 2036

Submitted details:
Scott White and Hookins Letter (06.03.2025) ref MJH/JD/203714

Consultation comments:
Environment Agency : Sufficient information has been rpovided to discharge condition 28.

Officer Conclusion:
Officers have reviewed the submitted information in hand with the comments made by the Environment Agency and conclude that the information submitted is sufficient and acceptable to discharge condition 28.

Therefore Condition 28 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: 19 May 2025