Our Ref: 25/80105/COND
Your Ref: 7291 RAF Upwood S73 DOC 17

1 May 2025

Mr Josh Pass
Quattro Design Architects Ltd
Matthews Warehouse
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Dear Mr Pass

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

Proposal: Discharge of Condition 17 (Remedial Strategy) on 21/01420/S73

Site address: RAF Upwood Ramsey Road Bury Huntingdon

Your client: Mr Stephen Wilkins

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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1st May 2025

Dear Mr Pass

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

Proposal: Discharge of Condition 17 (Remedial Strategy) for plots 7-22 on 21/01420/S73

Site address: RAF Upwood Ramsey Road Bury Huntingdon

Applicant: Mr Stephen Wilkins Vistry Group

I refer to your application above received on 9 April 2025 and the plans, drawings and documents which form part of the application as described below.

The following condition is APPROVED in relation to plots 7-22.

Condition 17 - Remedial Strategy
Condition reads as:
Development, including the remediation of any contamination, shall be carried out in accordance with the RAF Upwood Remedial Strategy by BWB dated July 2012 (reference NTH051SE/03/V3) approved under application reference 1201274OUT. No area of the site shall be occupied until a Verification Report which demonstrates the effectiveness of the remediation carried out in that area has been submitted to and approved in writing by the Local Planning Authority. In the event that contamination is found at any time when carrying out the approved development, that was not previously identified, it must be reported within one working day to the Local Planning Authority. Development on the part of the site affected must be halted and site investigations shall be carried out. Where required by the Local Planning Authority, remediation and verification schemes shall be submitted to and approved in writing by the Local Planning Authority. These shall be implemented prior to occupation, or the development being brought into use, on the part of the site affected.

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 and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks.

Plans/report assessed:

- Georisk Management Limited: Ref: 23206/LO.001/AIB, dated 2 April 2025 - received 9th April 2025

Consultation:

The Environmental Health Officer has concluded "I have reviewed the "Clean Cover Validation - Plots 7 to 22" letter report written by Georisk Management Limited (reference 23206/LO.001/AIB, dated 2 April 2025) and agree that the area of Plots 7 to 22 have been verified as uncontaminated in accordance with BWB's Remediation Strategy (2012) and I have no objection to the approval of the validation report in support of Condition 17, so this condition will no longer prevent the occupation of Plots 7 to 22. "

Conclusion:

Having regard to the submitted document and the consultee comments the proposed details are considered to be **acceptable in relation to plots 7-22 only. Condition 17 however remains outstanding in relation to verification of other areas of the site.**

Yours sincerely



Clara Kerr
Chief Planning Officer
Date: 1 May 2025