Our Ref: 24/80399/COND
Your Ref: Submission of information pur...

17 February 2025

Ms Kirsty Selwood
David Lock Associates
50 North Thirteenth Street
Central Milton Keynes
MK9 3BP

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Dear Ms Selwood

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

Proposal: Discharge of Condition 8 (Key Phase A Phasing Plan), Condition 16 part I (Land Contamination) and Condition 21 (Archaeological Investigation) of 19/01341/OUT.

Site address: Alconbury Weald Ermine Street Little Stukeley

Your client: Mr Joe Dawson

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 Ms Selwood

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

Proposal: Discharge of Condition 8 (Key Phase A Phasing Plan), Condition 16 part I (Land Contamination) and Condition 21 (Archaeological Investigation) of 19/01341/OUT.

Site address: Alconbury Weald Ermine Street Little Stukeley

Applicant: Mr Joe Dawson Urban&Civic

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 8 - Key Phase A
Condition 8 reads as follows;
The first Key Phase (Key Phase A) within the development hereby approved is defined in accordance with the following approved documents (or any permitted variations to those documents in accordance with this condition 8);
- Key Phase Design Code and associated Regulatory Plan (drawing no. 00628G_RP08 rev P7, received 23/09/2024)
- Key Phase Transport Assessment (Received 01/04/2022; as updated by the Tier 1 and 2 Transport Assessment Addendum received 23/10/2023)
- Key Phase Framework Travel Plan (received. 23/10/2023)
All applications for the approval of reserved matters within this Key Phase area, submitted pursuant to condition 12, shall accord with the approved Design Code and associated Regulatory Plan.

In the event the Local Centre is required to be relocated within Key Phase A in line with the requirements of Condition 10 (Grange Farm Local Centre) or any other material changes are necessary within Key Phase A, a revised Design Code and Regulatory Plan shall be

submitted to and approved in writing by the Local Planning Authority, in accordance with the requirements of informative 28.

Prior to the commencement of any development within Key Phase A hereby approved, an indicative phasing plan shall be submitted to and approved in writing by the Local Planning Authority. Development shall thereafter be carried out broadly in accordance with the approved details.

Should an updated Code be submitted and approved, development and any further reserved matters within Key Phase A shall thereafter proceed only in accordance with the updated details.

Officer Comment;
The submitted details have been reviewed by the HDC Implementation Team who have raised no objections in respect of the phasing arrangments. The details submitted are considered to represent an appropriate approach to phasing within the first phase. Condition 8 is therefore considered discharged insofar as it relates to the indicative phasing of Key Phase A, and provided the development is carried out in accordance with the approved details. In line with condition 10, the matter of any updated Design Code remains for further consideration. For the avoidance of doubt the following details are considered approved;

- Grange Farm Phasing - Drawing no. UAC048/040 - received 19/11/24

Condition 16 - Ground Contamination & Remediation
Part I. of Condition 16 reads as follows;
I. Site Investigation Information
No development within each Reserved Matters Area (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 for that Reserved Matters Area. This assessment must be undertaken by a competent person, and shall assess any contamination on the site, whether or not it originates on the site. Moreover, it must include:
a) details of previous land uses;
b) a site investigation survey of the extent, scale and nature of contamination;
c) an assessment of the potential risks to:
o human health,
o property*,
o adjoining land,
o groundwaters and surface waters,
o ecological systems and
o archaeological sites and ancient monuments.
* Property (existing or proposed) includes buildings, crops, livestock, pets, woodland and service lines and pipes

Officer Comment;
The detail submitted relate to part I. of condition 16 only, and it is proposed subsequent submissions will be made in respect of the remaining parts of that condition. The details submitted have been reviewed by the Environmental Health Officer, who have raised no objections in principle but note the identification of localised areas of impacted soil that will require further investigation to be able to identify an appropriate remediation strategy. These areas are located within the existing farmyard complex and its immediate surrounds and therefore form a reasonably discrete parcel. It is noted that the further investigation will establish the extent of the contamination with regards the depth of soil, and so inform the remediation options within subsequent details. However, as the contaminated area is reasonably discrete, it is considered that the development is capable of proceeding

elsewhere within the uncontaminated areas, and Part II. of the condition remains in place to prevent development in those areas of identified contaminants. It is therefore considered that Part I. of Condition 16 is part discharged insofar as it relates to Key Phase A, and further details of the full extent of the contaminated areas within the farmyard complex as set out in the submitted reports. For the avoidance of doubt the following details are considered approved;

- Site Investigation Report - ref. GC25457_SI_Grange Farm, Alconbury - received 19/11/24
- Supplementary Site Investigation Report - GC25457_SSI Grange Farm, Alconbury - received 19/11/24

Condition 21 - Archaeological Investigation

Condition 21 reads as follows;

Prior to the development hereby permitted first commencing, a scheme of archaeological investigation shall be carried out in accordance with the submitted Environmental Statement and associated Addendums (Chapter 9.6, received 28/06/2019) and Written Scheme of Investigation (ref. SD/24392, received 28/06/2019). The Post-Excavation Assessment shall be carried out in accordance with the timetable within the approved Written Scheme of Investigation.

Officer Comment;

It is noted this condition is a compliance condition, requiring the archaeological works to be carried out in accordance with the Environmental Statement, and the details have been submitted to confirm accordance. While the objection of the County Historic Environment Team are noted, as this is a compliance condition it is not open to the Local Planning Authority to formally determine the acceptability of these details. It is noted that there remain outstanding requirements with regards assessment and deposition, but it is noted that investigation has been carried out as required by the condition.

Yours sincerely



Clara Kerr
Chief Planning Officer
Date: 17 February 2025