Our Ref: 25/80164/COND
Your Ref: 23015 Worboys - OUT DoC 01

28 July 2025

Mr James Garner
JG Architecture
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Pathfinder House, St Mary's Street
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Dear Mr Garner

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

Proposal: Discharge of conditions C12 (Written Scheme of investigation), C13 (Site investigation information), C19 (CEMP), C24 (Hard surfacing), C25 (Vehicular access) & C29 (Footpaths, roads, access, lighting) in relation to 20/00308/OUT

Site address: Land West Of Longlands Close And North Of The Paddock Caravan Park Ramsey Road Warboys

Your client: Georgia Freeman

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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Dear Mr Garner

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

Proposal: Discharge of conditions C12 (Written Scheme of investigation), C13 (Site investigation information), C19 (CEMP), C24 (Hard surfacing), C25 (Vehicular access) & C29 (Footpaths, roads, access, lighting) in relation to 20/00308/OUT

Site address: Land West Of Longlands Close And North Of The Paddock Caravan Park Ramsey Road Warboys

Applicant: Georgia Freeman Burmor Construction Ltd

I refer to your application above received on 2 June 2025 and the plans, drawings and documents which form part of the application as described below.

The following condition/s are Approved

**Condition 12 - archaeological work**
Condition 12 wording:
"No demolition/development shall commence until the applicant, or their agents or successors in title, has implemented a programme of archaeological work which has been secured in accordance with a written scheme of investigation (WSI) which 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 site 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."

Submitted plans/documents:
- Written Scheme of Investigation, Issue 2 (Oxford Archaeology, April 2025)(received by the Local Planning Authority on 02.06.2025)

Consultation:
Cambridgeshire County Council (Archaeology): no comments received
HDC Conservation Officer: No comment to make

Assessment:
The submitted WSI outlines that the site has limited archaeological evidence, but the surrounding area shows significant prehistoric and Roman activity. The evaluation aims to characterize archaeological remains and assess their preservation state. Specific goals include characterizing ridge and furrow, establishing the presence of other archaeological remains, and evaluating past land use impacts.

A total of ten trenches are proposed to be excavated to assess archaeological remains, covering 5% of the development area. Trench sizes vary from 15m to 35m, with a contingency of up to 30m for adjustments. The fieldwork is expected to take one week, overseen by a Project Officer and a team of archaeologists. The evaluation report will be completed within six weeks post-fieldwork, with a draft submitted to CHET for comments.

Environmental sampling strategies will be employed based on research targets and site conditions. Bulk soil samples will be taken for analysis of plant remains and small bones, and any artefacts will be processed according to established guidelines, with a focus on conservation and documentation.

In the absence of any comments from the County Archaeologist, and in the context of no objections being received from the Council's Conservation Officer, the submitted details are considered acceptable.

Conclusion:
Condition 12 parts (a)(b)(c) are hereby approved, subject to archaeological works being undertaken in accordance with the approved details. A further and final submission will be necessary in order to discharge part (d) in due course.

**Condition 13 - Contamination**
Condition 13 wording:

"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."

Submitted plans/documents:
- Phase II Geoenvironmental Assessment report, Issue 2 (EPS, dated February 2021)(received by the Local Planning Authority on 12.06.2025)
- Remedial Strategy and Implementation Plan, Issue 1 (EPS, dated May 2025)(receveived by the Local Planning Authority on 02.06.2025)

Consultations:
HDC Environmental Health Officer: The Phase II report is sufficient to be approve in accordance with Condition 13 part A.

The remediation scheme acknowledges the change of plot layout and therefore presents a reduced remediation scheme simply requiring the removal of the above ground oil tanks with sampling beneath and being mindful of potential asbestos around the brick outhouse. A verification scheme has been drafted but only relates to the oil tanks. It would be recommended that the verification also makes a comment on the observations around the brick outhouse once the vegetation has been removed and a thorough investigation for asbestos has been undertaken. Despite this, I am minded to recommend approval of the remediation and verification scheme in support of Condition 13 part B.

Assessment:
In light of the Environmental Health Officer's advice, the submitted information is considered acceptable.

Conclusion:
Condition 13 parts (A) and (B) are hereby approved, subject to works being undertaken in accordance with the approved details. A further and final submission will be necessary in order to discharge part (C) in due course. Part (D) remains operational for the duration of the development's construction.

**Condition 19 - CEMP**
Condition 19 wording:
"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 approved CEMP shall be complied with throughout the site clearance and construction periods. 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 and to ensure no other local roads are used by construction traffic (or site traffic)
ii) Temporary traffic restrictions
iii) 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;
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 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 BS3883:2007
xiii) A scheme for recycling/disposing of waste resulting from demolition and construction works;
xiv) The hours of construction work

xv) The hours of deliveries
xvi) Pedestrian and cyclist protection
xvii) Complaints procedures and contact details"

Submitted plans/documents:
- Construction Environmental Management Plan reference 23009 (received by the Local Planning Authority on 02.06.2025)

Consultations:
HDC Environmental Health Officer: The submitted CEMP is acceptable
CCC Highways: The details provided for materials storage, wheel washing/road sweeping, and traffic route plan detailed within the CEMP are acceptable

Assessment:
In light of the comments received from the Environmental Health Officer and the Local Highway Authority, the submitted information is considered acceptable.

Conclusion:
Condition 19 is hereby discharged, subject to development being undertaken in accordance with the submitted CEMP.

**Condition 24 - surfaced and sealed access**
Condition 24 wording:
"Prior to first use of the access hereby permitted, the access from Ramsey Road shall be hard surfaced, sealed and drained away from the highway for a minimum width of 5metres for minimum length of 10metres from the back edge of the existing carriageway, in accordance with a detailed scheme that has been submitted and approved in writing by the Local Planning Authority. The access shall thereafter be retained as such in perpetuity."

Submitted plans/documents:
- Surface Finishes Layout plan, drawing number 26361-208 (received by the Local Planning Authority on 02.06.2025)
- Adoptable Highway Construction Details plan, drawing number 26361-106 (received by the Local Planning Authority on 02.06.2025)
- S278 General Arrangement plan, drawing number 26361-301 (received by the Local Planning Authority on 02.06.2025)
- Highway Layout plan, drawing number 26361-104 Revision B (received by the Local Planning Authority on 02.06.2025)

Consultations:
CCC Highways: The details provided are currently undergoing technical vetting as part of the S278 process so may be subject to
change. However, they are suitable for the submission element of the condition to be discharged.

Assessment:
Given the advice received from the Local Highway Authority, the submitted details are considered acceptable.

Conclusion:
Condition 24 is hereby discharged, subject to development being undertaken in accordance with the approved details. Should revisions arise as a result of the Section 38 process which are materially different from those listed in the documents above, a revised condition discharge application will be necessary.

**Condition 25 - access**
Condition 25 wording:
"Prior to first use of the access hereby approved, details of the vehicular access where it crosses the public highway shall be submitted to and approved in writing by the Local Planning Authority. The access shall thereafter be constructed in accordance with the approved details prior to any development above slab level in relation to any floorspace hereby permitted. The access shall thereafter be retained as such in perpetuity."

Submitted plans/documents:
- Surface Finishes Layout plan, drawing number 26361-208 (received by the Local Planning Authority on 02.06.2025)
- Adoptable Highway Construction Details plan, drawing number 26361-106 (received by the Local Planning Authority on 02.06.2025)
- S278 General Arrangement plan, drawing number 26361-301 (received by the Local Planning Authority on 02.06.2025)
- Highway Layout plan, drawing number 26361-104 Revision B (received by the Local Planning Authority on 02.06.2025)

Consultations:
CCC Highways: The details provided are currently undergoing technical vetting as part of the S278 process so may be subject to
change. However, they are suitable for the submission element of the condition to be discharged.

Assessment:
Given the advice received from the Local Highway Authority, the submitted details are considered acceptable.

Conclusion:
Condition 25 is hereby discharged, subject to development being undertaken in accordance with the approved details. Should revisions arise as a result of the Section 38 process which are materially different from those listed in the documents above, a revised condition discharge application will be necessary.

**Condition 29 - roads and footways**
Condition 29 wording:
"No development shall commence until (i) a plan showing the extent of the road network within the site which is to be adopted by the local highway authority and (ii) a scheme for the construction and long term management of any development roads, parking courts and footpaths / cyclepaths which are not to be publicly adopted has been submitted to and approved in writing by the local planning authority. The scheme shall include:
- road and footway cross-sections showing their construction;
- details of lighting (identify illumination levels within those areas and the style of any lighting columns and luminaires to be used);
- the provision to be made for access to these roads by local authority refuse collection vehicles
or alternative arrangements for collection.

The development shall be carried out in accordance with the approved details."

Submitted plans/documents:
- Surface Finishes Layout plan, drawing number 26361-208 (received by the Local Planning Authority on 02.06.2025)

- Adoptable Highway Construction Details plan, drawing number 26361-106 (received by the Local Planning Authority on 02.06.2025)
- S278 General Arrangement plan, drawing number 26361-301 (received by the Local Planning Authority on 02.06.2025)
- Highway Layout plan, drawing number 26361-104 Revision B (received by the Local Planning Authority on 02.06.2025)

Consultations:
CCC Highways: The details provided are currently undergoing technical vetting as part of the S278 process so may be subject to
change. However, they are suitable for the submission element of the condition to be discharged.

Assessment:
A Street Management and Maintenance Technical Note has been provided which includes the management and maintenance details of the development until it is adopted by the LHA. It also provides details of the maintenance requirements for the private areas. Given the advice received from the Local Highway Authority, the submitted details are considered acceptable.

Conclusion:
Condition 29 is hereby discharged, subject to development being undertaken in accordance with the approved details. Should revisions arise as a result of the Section 38 process which are materially different from those listed in the documents above, a revised condition discharge application will be necessary.

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: 28 July 2025
Agent