Our Ref: 25/80079/COND
Your Ref: Brindlebay Discharge

22 April 2025

Andrew Middleditch
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Dear Mr Middleditch

HUNTINGDONSHIRE DISTRICT COUNCIL
Application for Discharge of planning conditions

Proposal: Discharge of conditions 7 (Contamination - phase 1, 2 and 3), 11 (Surface Water Drainage) and 12 (surface water - construction) of 24/00394/FUL

Site address: Agricultural Building 15 Church Lane Covington

Your client: Brindlebay Ltd

Please find enclosed our formal decision notice relating to above application for approval of details relating to the above planning condition.

Yours faithfully

Clara Kerr
Chief Planning Officer

Pathfinder House, St Mary's Street
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Our Ref: 25/80079/COND
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22nd April 2025

Dear Mr Middleditch

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

Proposal: Discharge of conditions 7 (Contamination - phase 1, 2 and 3), 11 (Surface Water Drainage) and 12 (surface water - construction) of 24/00394/FUL

Site address: Agricultural Building 15 Church Lane Covington

I refer to your application above received on 12 March 2025 and the plans, drawings and documents which form part of the application as described below.

The following conditions are Approved

Condition 7 - Contamination - phase 1, 2 and 3
Condition 7 wording:
"The development shall be carried out in accordance with section 7.5 of the Geotechnical Survey by Rolton Group (S2-PO1 dated 06.06.24) and received by the Local Planning Authority on 21st October 2024. The ground beneath the existing buildings should be inspected immediately following demolition/removal of ground floor slab to check for the presence of contamination and the findings of the additional investigations, along with a Phase 3 Remediation Strategy, if required, shall be submitted to and approved in writing by the Local Planning Authority prior to development proceeding.

Reason: To ensure that any contamination of the site is identified and appropriate remediation measures agreed in the interest of environmental and public safety in accordance with Policies LP14 and LP37 of the Huntingdonshire Local Plan to 2036."

Submitted details:
230174-RGL-ZZ-XX-CO-Z-0004 Technical Note: INVESTIGATION OF SOILS BENEATH BARN FOOTPRINT dated 25.02.25

Consultation comments:
Environmental Health: We have no objection to the discharge of Condition 7 leaving only the unexpected contamination element of Condition 10.

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 7.

Therefore Condition 7 is discharged in full.

Condition 11 - Surface Water Drainage
Condition 11 wording:
"No laying of services, creation of hard surfaces or erection of a building shall commence until a detailed surface water drainage scheme for the site, based on the agreed Surface Water Drainage Strategy, prepared by Rolton Group (ref: 230174-RGL-ZZ-XX-RP-C-0001) dated 9th February 2024 has been submitted to and approved in writing by the Local Planning Authority.

Reason - To prevent the increased risk of flooding, to improve and protect water quality and improve habitat and amenity in accordance with Policies LP5, LP12 and LP15 of the Huntingdonshire Local Plan to 2036."

Submitted details:
Detailed Design LLFA Technical Note, Rolton Group, ref 23-0174-RGL-ZZ-XX-RP-C-0003, 11/3/2025

Consultation comments:
Lead Local Flood Authority (LLFA): Recommend discharge of condition 11. Surface Water will be managed on site through the use of attenuation discharging surface water at 2 l/s into the existing surface water sewer.

Officer Conclusion:
Officers have reviewed the submitted information in hand with the comments made by the LLFA officer and conclude that the information submitted is sufficient and acceptable to discharge condition 11.

Therefore Condition 11 is discharged in full.

Condition 12 - surface water - construction
Condition 12 wording:
"No development, including preparatory works, shall commence until details of measures indication 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 impacts in accordance with Policies LP5, LP12 and LP15 of the Huntingdonshire Local Plan to 2036."

Submitted details:
Construction Surface water Management Plan, Brindlebay Ltd, Ref: CSWMP

Consultation comments:
Lead Local Flood Authority (LLFA): Recommend discharge of condition 12. The above document demonstrates that surface water can be managed appropriately throughout the construction period. Filtration systems will be put in place around points of water collection as well as silt fencing around any temporary stockpile areas. the fuel storage will be suitably designed to ensure that no spills from this area will be discharged into the surrounding environment.

Officer Conclusion:
Officers have reviewed the submitted information in hand with the comments made by the LLFA officer and conclude that the information submitted is sufficient and acceptable to discharge condition 12.

Therefore Condition 12 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 faithfully



Clara Kerr
Chief Planning Officer
Date: 22 April 2025