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Mr Ryan Albone
BBR Design
BBR Design
7 Paynes Park
Hitchin
SG51EH

Our Ref: 25/00110/PMBPA
Your Ref: 24289_03

25th March 2025

Dear Mr Albone

Town & Country Planning (General Permitted Development) (England) Order 2015.

Proposal: Proposed change of use of agricultural building to 3no dwelling houses (Use Class C3) and associated operational development

Site address: Barn South Of Whitsey Barn Mill Barn Farm Bridge Road Broughton

Applicant: Farmland Reserve UK Farmland Reserve UK

I refer to the above submission received on the 17th January 2025 and can confirm that Prior Approval has been given for the proposal. You will be free to proceed with the development under the "Order" provided that it is exactly in accordance with your submitted proposals.

Plan Type	Reference	Version	Date Received
Floor Plan/s	PL33 A		17.01.2025
Elevations	PL35		17.02.2025
Floor Plan/s	PL34 A		17.01.2025
Site Plan	PL32		17.01.2025
Location Plan	PL01		17.01.2025

Subject to the following condition/s.

1. Condition.
   The development hereby permitted under Class Q must be completed within a period of 3 years starting with the prior approval date.

   Reason: To comply with Class Q.2 (4) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

2. Condition.

The works hereby permitted shall be carried out in accordance with the approved plans listed in the table above.

Reason: For the avoidance of doubt and to ensure that the works are carried out in accordance with the approved plans.

3. Condition.
Notwithstanding the submitted details, no development shall take place above slab level, other than demolition, until full details of the materials to be used in the construction of the development including but not limited to, bricks, render, cladding, roofing material, doors, windows, rainwater goods, flues and vents have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason:To ensure the external appearance of the development does not detract from the character and appearance of the area in accordance with Policy LP10 and LP12 of the Huntingdonshire Local Plan to 2036.

5. Condition.
A. Site Investigation Information
No development 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.

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 the National Planning Policy Framework. To ensure that any contamination of the site is effectively remediated in the interests of environmental and public safety in accordance with Policies LP14 and LP37 of the Huntingdonshire Local Plan to 2036.

6. Note to applicant.
Statement as to how the Local Planning Authority (LPA) has worked with the applicant in a positive and proactive manner on seeking solutions:

When an application is received, planning conditions will be used where they can make a development acceptable.

A clear reason for refusal identifies the specific reasons why the development is unacceptable and helps the applicant to determine whether and how the proposal can be revised to make it acceptable.

In relation to this application, it was considered and the process managed in accordance with the National Planning Policy Framework 2024.

7. Note to applicant.
Any departure from the floorplans listed above which results in cumulative total floorspace exceeding 465sqm will trigger the requirement for full planning permission.

It is a requirement of the above that the development shall be completed within a period of 3 years from the date of this notice.

It is a requirement of the above that the applicant shall notify the Local Planning Authority of the completion of the development as soon as reasonably practicable after completion, and that this notification shall be in writing and include (a) the name of the applicant, (b) the address or location of the development and (c) the date of completion.

Consent may be required under Building Regulations and you should contact that Department on 01480 388455.

Should you need to discuss your applications decision you can contact Huntingdonshire District Council's Planning Dept with your query at DevelopmentControl@huntingdonshire.gov.uk



Clara Kerr
Chief Planning Officer