Our Ref: 25/80020/COND
Your Ref: Mayfield Heath Livery: Discha...

27 March 2025

Ms Amy Nishita
Mayfield Heath Livery LTD
Land At Mayfield Heath Farm
Sapley Road
Kings Ripton
Cambridgeshire
PE28 2NX
United Kingdom

Pathfinder House, St Mary's Street
Huntingdon. PE29 3TN
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01480 388424

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Dear Ms Nishita

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

Proposal: Discharge of conditions 4 (Contamination relating to part a only), 6 (Materials) and 8 (Hard landscape and boundary treatments) of 23/00764/FUL

Site address: Mayfield Heath Farm Sapley Road Kings Ripton Huntingdon

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
Huntingdon. PE29 3TN
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Dear Ms Nishita
Town And Country Planning (Development Management Procedure) (England) Order 2015 (Amended).

Proposal: Discharge of conditions 4 (Contamination relating to part a only), 6 (Materials) and 8 (Hard landscape and boundary treatments) of 23/00764/FUL

Site address: Mayfield Heath Farm Sapley Road Kings Ripton Huntingdon

I refer to your application above received on 30 January 2025 and the plans, drawings and documents which form part of the application as described below.

The following condition/s are Approved

Condition 4 - Contamination
Condition:

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 contamination 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 Policy LP37 of the Huntingdonshire Local Plan to 2036 and paragraph 183 of the NPPF 2023.

Documents:

*Phase 1 Land Contamination Risk Assessment ref 3632A P1 Mayfield, prepared by Castledine Environmental, dated 3rd of November 2023 and received by the Local Planning Authority on the 30th of January 2025.

*Land Contamination Phase 2 Investigation Issue A prepared by Adeptus Environmental, dated January 2025 and received by the Local Planning Authority on the 30th of January 2025.

Consultee comments:

HDC's Environmental Health Team have been consulted and have reviewed the submitted documents. They advise that the phase 2 document in particular advises that remediation is required. As such, only part a of the condition can be discharged at this time.

Conclusion:

As only part a of the condition can be discharged, at the agreement of the applicant a revised description has been agreed to ensure that it is clear that this application deals only with part a of condition 4. Parts b, c and d are retained. Parts b & c will need to be dealt with under a future submission. Part d would be retained in any event . Part a of condition 4 of 23/00764/FUL is hereby discharged. Parts b, c and d are retained.

Condition 6 - Materials
Condition:

No development shall take place above slab level until details of the external materials to be used in the construction of the walls, roof, windows and doors of the dwelling 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 Policies LP10, LP11, LP12 and LP33 of the Huntingdonshire Local Plan to 2036.

Documents:

Build Materials Document received by the Local Planning Authority on the 30th of January 2025.

Consultees:

No consultations were required as part of this application.

Conclusion:

The submitted details accord with the requirements of the condition. Officers are satisfied that the aims of the condtion will be met and accord with the policies therein. The submission element condition 6 of 23/00764/FUL can be discharged, it remains for the works to be carried out in accordance with the approved details.

Condition 8 - Hard landscape and boundary treatments
Condition:

No development above slab level shall take place until full details of both hard landscape works and boundary treatments have been submitted to and approved in writing by the Local Planning Authority. These details shall include:

(a) boundary treatments indicating the positions, design, materials and type of boundary treatments to be erected;

(b) a hard landscaping plan, indicating location, manufacturer, type, colour and size

Reason - To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies LP11, LP12, LP30, LP31 and LP33 of the Huntingdonshire Local Plan to 2036.

Plans:

Landscaping plan received by the Local Planning Authority on the 30th of January 2025.

Consultee comments:

No consultation was required as part of this application.

Conclusion:

The proposed boundary treatments and hard surfacing are considered acceptable given the rural character of the area. Whilst the proposed boundary treatment is not typical for a dwelling it is important to note that in this case it is set back from the main road and not required to provide defensible space. Whilst no manufacturer details have been provided for the gravel this is considered to be self-explanatory and no further pursual is required. Again, whilst this might not be an ideal solution in all locations, it is considered acceptable here due to the set back and character of the area. This relates to the driveway only within the residential curtilage shown on approved plan 44223-03 and therefore, no loose material shall be placed at the access with the public highway (Sapley Road).

The proposals are therefore considered to comply with the aims of the condition and the policies therein. The submission element of condition 8 of 23/00764/FUL is hereby discharged. it remains for the works to be completed in accordance with the approved details.

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: 27 March 2025