Our Ref: 25/80049/COND
Your Ref: 501785 Monks Wood DOC 5 and 1...

27 March 2025

Mrs Louisa Nelson
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Dear Mrs Nelson

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

Proposal: Discharge of conditions 5 (archaeology) and 15 (landscaping) for 21/01902/FUL

Site address: Cambs Constabulary Police Training Centre Monks Wood Road Sawtry Huntingdon

Your client: Cambridge Constabulary

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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27th March 2025

Dear Mrs Nelson

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

Proposal: Discharge of conditions 5 (archaeology) and 15 (landscaping) for 21/01902/FUL

Site address: Cambs Constabulary Police Training Centre Monks Wood Road Sawtry Huntingdon

Applicant: Cambridge Constabulary

I refer to your application above received on 14 February 2025 and the plans, drawings and documents which form part of the application as described below.

The following condition/s are Approved

Condition 5 - Archaeology
Condition 5 (Archaeology) wording: No demolition/development (except works to refurbish existing buildings) shall commence until the applicant, or their agents or successors in title, has implemented a programme of archaeological work, commencing with the evaluation of the application area, that has been secured in accordance with a Written Scheme of Investigation (WSI) that 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 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 and digital archives.

Submitted documents/drawings:
o R11760 V3 Archaeological Evaluation Phase 2
o Correspondence with CHET
Cambridgeshire County Council (CCC) have been consulted as part of the application as the Local Archaeology Department. The Archaeology Officer stated that the department "are in receipt of an approved archaeological evaluation report which has been attached to the application. The report details findings of low archaeological significance with frequent modern disturbance in trenches, implying that the Roman settlement to the adjacent east (Cambridgeshire Historic Environment Record reference. 01566a) does not continue into the development area, or has been truncated by modern construction."

The Officer continues to state the CCC are "working with the applicants' archaeological contractor over the remaining archive requirements. We can therefore recommend that the archaeological condition can be discharged in full."

In light of the Officers comments, the submitted details therefore safeguard archaeological assets from impacts associated with the development scheme and accord with national policies contained in the National Planning Policy Framework and Policy LP34 (Heritage Assets and their Settings) of the Huntingdonshire Local Plan to 2036.

Condition 5 is therefore discharged in full.

Condition 15 - Landscaping
Condition 15 (Landscaping) Wording: No development above slab level shall take place in connection with the development hereby approved until full details of:
i. Hard landscape works, to include but not be limited to, full details of boundary treatments (including the position, height, design, material) to be erected and paved surfaces (including manufacturer, type, colour and size);
ii. Soft landscape works, to include planting plans (which show the relationship to all underground services and the drainage layout), written specifications (including cultivation and other operations associated with plant and grass establishment), schedules of plants noting species, plant sizes, proposed numbers and densities, tree pit details (where appropriate) including, but not limited to, locations, soil volume in cubic metres, cross sections and dimensions;
iii. Full details of landscape maintenance regimes;
iv. An implementation programme for the landscape works;
have been submitted to and approved in writing by the Local Planning Authority. These works shall be carried out in full in accordance with the approved details.
Any trees or plants which are planted in connection with the approved soft landscape details which within a period of five years from planting, die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of the same size and species as those originally approved, unless the Local Planning Authority gives written approval to any variation.

Submitted documents/drawings:
o 13560_R07_CA Landscape Ecological Management Plan
o Landscaping Implementation Programme Rev 10
o MONKS-CON-ZZ-XX-D-C-4300 P01 External Works Details Sheet 1 of 2
o MONKS-CON-ZZ-XX-D-C-4301 P01 External Works Details Sheet 2 of 2
o MONKS-WWA-HB-ZZ-D-L-0104 P06 Landscape Layout Hanger Building
o MONKS-WWA-HB-ZZ-D-L-0301 P02 Landscape Planting Plan Hanger Building
o MONKS-WWA-LC-ZZ-D-L-0105 P05 Landscape Layout Lola Court
o MONKS-WWA-LC-ZZ-D-L-0302 P01 Landscape Planting Plan Lola Court
o MONKS-WWA-RB-ZZ-D-L-0106 P05 Landscape Layout Refurbished MCU Building

o MONKS-WWA-RB-ZZ-D-L-0112 P01 Landscape Layout Main Entrance
o MONKS-WWA-RB-ZZ-D-L- P02 Landscape Planting Plan Refurbished MCU Building
o MONKS-WWA-RB-ZZ-D-L-0304 P01 Landscape Planting Plan Main Entrance
o MONKS-WWA-ZZ-XX-T-L-0603 P04 Outline Landscape Specification
o MONKS-WWA-ZZ-ZZ-D-L-0102 P09 Landscape Masterplan
o MONKS-WWA-ZZ-ZZ-D-L-0103 P03 Fencing Plan
o MONKS-WWA-ZZ-ZZ-D-L-0501 P02 Landscape Detail Sheet 01
o MONKS-WWA-ZZ-ZZ-D-L-0502 P01 Landscape Detail Sheet 02

The submitted information accords with the wording of the condition as soft landscaping, hard landscaping, landscape maintenance and implementation program accompany this discharge of condition application.

The Urban Design Officer and Landscape Officer have been consulted as part of the application and raise no objection to the proposed soft and hard landscaping scheme.

During the course of the application, minor amendments to drawing referenced MONKS-WWA-ZZ-ZZ-D-L-0102 P07 Landscape Masterplan was submitted to reflect the hard landscape details shown on MONKS-WWA-RB-ZZ-D-L- 0303 P02 Landscape Planting Plan Refurbished Building and MONKS-WWA-LC-ZZ-D-L-0302 P01 Landscape Planting Plan Lola Court, as per the comments made by the Urban Design Officers comments.

The proposed boundary treatments are considered acceptable in design terms. The submitted plans also indicate areas of asphalt concrete for roads and footpaths, 20mm aggregate hardstanding for the container areas and reinforced plastic cellular grass system for the car park which are considered acceptable hard landscape materials by the Urban Design Officer.

In regard to the proposed soft landscape works, the submitted details included planting plans with specification including schedule of plants. Cultivation and other operations associated with plant and grass establishment is included with the Landscape Ecological Management Plan and tree pit details are shown in the submitted Landscape Detail Sheet 01. Full details of landscape maintenance regimes are included in the submitted Landscape Ecological Management Plan. An Implementation Programme is provided. The Landscape Ecological Management Plan provides details and a plan of the ecological enhancements: 13560/P12 Bat and Bird Box Plan. The Landscape Officer therefore raises no objection with the proposed landscaping scheme.

The submitted details therefore accord with Policies LP10, LP11 and LP12 of the Huntingdonshire Local Plan to 2036.

Condition 15 is therefore 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 sincerely

C. Kerr

Clara Kerr
Chief Planning Officer
Date: 27 March 2025