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Mr Josh Pass
Quattro Design Architects Ltd
Matthews Warehouse
High Orchard Street
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Gloucester
GL2 5QY

Our Ref: 24/02095/NMA
Your Ref: 7291 RAF Upwood NMA WSI

30th May 2025

Dear Mr Pass

Application for Non-Material Amendment following a grant of Planning Permission

Proposal: Non-material amendment of 21/01420/S73 to reword Condition 6 to refer to revised Written Scheme of Investigation and rewording of Condition 17 to remove reference to BWB Remediation Report to include reference to new report prepared by Georisk Management.

Site address: RAF Upwood Ramsey Road Bury Huntingdon

Applicant: Mr Stephen Wilkins Vistry

I refer to the above submission received on the 12th November 2024

I would confirm that the non-material amendment(s) as described is (are) considered acceptable subject to the additional conditions identified below (the development remains subject to the conditions attached to the original planning permission) ;

1. Condition.
   CONDITION 6 OF 21/01420/S73 IS AMENDED TO READ AS:

   The development hereby permitted shall be carried out in accordance with the details as submitted in the Written Scheme of Investigation report by Oxford Archaeology dated Aug 2024 (Issue No. 4) received by the Local Planning Authority on 12.11.2024. No demolition, development or site clearance shall take place on land that is included within the Written Scheme of Investigation other than in accordance with the agreed Written Scheme of Investigation. The post-excavation actions shall be carried out in accordance with the approved programme.

   The reason for imposing this condition remains unchanged.

2. Condition.
   New wording of condition 17:

Development, including the remediation of any contamination, shall be carried out in accordance with the submitted report by Georisk Management: Remediation Method Statement and Validation Plan - report Ref: 23206/2/revision 1 dated Nov 2023 received by the Local Planning Authority on 12.11.2024 and further information received by the Local Planning Authority on 23.5.25 including an Updated Soil-Gas Risk Assessment.

No area of the site shall be occupied until a Verification Report which demonstrates the effectiveness of the remediation carried out in that area has been submitted to and approved in writing by the Local Planning Authority. In the event that contamination is found at any time when carrying out the approved development, that was not previously identified, it must be reported within one working day to the Local Planning Authority. Development on the part of the site affected must be halted and site investigations shall be carried out. Where required by the Local Planning Authority, remediation and verification schemes shall be submitted to and approved in writing by the Local Planning Authority. These shall be implemented prior to occupation, or the development being brought into use, on the part of the site affected.

The reason for imposing this condition remains unchanged.

3. Condition.
This decision should be read in conjunction with the decision notice for planning application reference 21/01420/S73. For the avoidance of doubt this decision amends Conditions 6 and 17 of 21/01420/S73 .

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.

Yours sincerely



Clara Kerr
Chief Planning Officer