

3 November 2023

Greater Cambridge Planning Service
South Cambridgeshire Hall
Cambourne Business Park
Cambourne
Cambridge
CB23 6EA

Dear Sir/Madam,

Application to discharge conditions 7, 11 and 15 of planning ref. 20/O4325/FUL (Part demolition and part conversion of existing barns to accommodate a restaurant (Class E) and 9 holiday let units) – Burwash Manor, New Road, Barton.

The above planning application for the third courtyard at Burwash Manor was approved in December 2020. Following this approval, Pegasus Group has been instructed to submit an application to discharge conditions 7 (traffic management plan), 11 (detailed scheme for the investigation and recording of contamination) and 15 (scheme for the provision and implementation of surface water drainage).

In addition to the application for the third courtyard, an application was also submitted for the fourth courtyard (ref. 21/O2524/FUL). This second planning application was approved in May 2023. Some of the same conditions attached to the 2020 planning permission are also attached to the 2023 planning permission. To ensure a holistic approach to matters such as ground contamination and surface water drainage, the documents that are hereby submitted cover both the third and fourth courtyards. In due course applications to discharge the conditions of the 2023 planning permission will be submitted.

Condition 7 (traffic management plan)

The wording of condition 7 is as follows:

"No demolition or construction works shall commence on site until a traffic management plan has been agreed with the Planning Authority in consultation with the Highway Authority. The principle areas of concern that should be addressed are:

- i. Movements and control of muck away Lorries (all loading and unloading should be undertaken off the adopted public highway)*
- ii. Contractor parking should be within the curtilage of the site and not on street.*

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- iii. *Movements and control of all deliveries (all loading and unloading should be undertaken off the adopted public highway)*
- iv. *Control of dust, mud and debris, please note it is an offence under the Highways Act 1980 to deposit mud or debris onto the adopted public highway."*

To satisfy the requirements of condition 7 a 'Construction Traffic Management Plan' (ref. 2309-038/CTMP/01) has been prepared by Transport Planning Associates. Subject to its approval, the development shall be carried out in accordance with the details contained within the submitted Construction Traffic Management Plan.

Condition 11 (detailed scheme for the investigation and recording of contamination)

The wording of condition 11 is as follows:

"No development shall take place until:

a) The application site has been subject to a detailed scheme for the investigation and recording of contamination and remediation objectives have been determined through risk assessment and agreed in writing by the Local Planning Authority.

b) Detailed proposals for the removal, containment or otherwise rendering harmless any contamination (the Remediation method statement) have been submitted to and approved in writing by the Local Planning Authority."

To satisfy the requirements of condition 11 a 'Phase II Geo-Environmental Assessment' (ref. UK23.6613) has been prepared by EPS. Subject to its approval, the development shall be carried out in accordance with the details contained within the submitted Phase II Geo-Environmental Assessment.

Condition 15 (scheme for the provision and implementation of surface water drainage)

The wording of condition 15 is as follows:

"Prior to the commencement of any development, a scheme for the provision and implementation of surface water drainage shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be constructed and completed in accordance with the approved plans prior to the occupation of any part of the development or in accordance with the implementation programme agreed in writing with the Local Planning Authority."

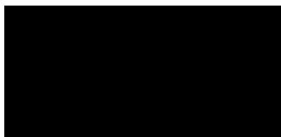


To satisfy the requirements of condition 15 detailed plans for surface water drainage and a 'Construction Surface Water Management Plan' (ref. 3144 – CSWMP) have been prepared by MTC Engineering. Subject to their approval, the development shall be carried out in accordance with the details contained within the submitted surface water drainage plans and the Construction Surface Water Management Plan.

In parallel with the submission of this discharge of condition application, a Section 73 application has also been submitted to vary the wording of conditions 27 (scheme of biodiversity enhancement) and 28 (details of hard and soft landscape works). The Section 73 application will result in a new planning permission being issued. If this discharge of condition application is approved before the approval of the Section 73 application, then it would be necessary to amend the wording of conditions 7, 11, and 15 to reference the approved details when the new planning permission is issued.

Hopefully you have everything you need to discharge conditions 7, 11 and 15 of application ref. 20/O4325/FUL at the earliest opportunity. Should you require anything further please don't hesitate to contact me.

Yours sincerely,



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