

11 February 2025

PAUL ATTON

Mrs Anne McDonald
Planning Division
North Herts Council
Council Offices
Gernon Road
Letchworth
SG6 3JF

The Old Dairy Barn
Offley Hoo
Hoo Lane
Offley
Hitchin
SG5 3ED
weldonbeesly.com

My Ref:0035PA

Dear Mrs McDonald

ANGLIAN BUSINESS PARK, ORCHARD ROAD, ROYSTON SG8 5TW (23/00244/FP)

Please find enclosed an application under s 73 Town & Country Planning Act to vary Condition 2 of the above planning permission dated 23rd April 2023 for temporary planning permission for the use of vacant brownfield land on the southern side of Anglian Business Park as an open storage yard.

The approved description of the proposed development is as follows:-

"Temporary change of use of vacant industrial land for 5 years for use as an open storage yard (Use Class B8) to include construction of vehicular access; layout of hard surfaced area; construction of security fencing and all ancillary works".

Condition 2 reads as follows:

The development hereby permitted shall be carried out wholly in accordance with the details specified in the application and supporting approved documents and plans listed above.

The approved drawings are:

Drawing: 2613: PL102A Proposed Storage Yard – Site Layout (1:500@A3) (Boast Architects)

Drawing: 2613: PL103A Proposed Storage Yard – Site Sections (1:500@A3)

Drawing: 2613: PL104A – Proposed Yard Fence (1:50@A3)

Drawing ASC.18/952: Site Topographic survey (1:200@A0) – ASC Land Surveyors

Tree Constraints Plan – DAB (1:250@A1) November 2018 – David Brown Landscape Design.

Background

You will recall the application site which comprises some 0.35 hectare of vacant brownfield land on the southern side of Anglian Business Park adjacent to the London (Kings Cross) Cambridge railway.

The applicant company have been further investigating the cost of remediating the site as part of laying out the approved temporary storage yard. The applicants explain that the cost of removing the made-up ground is prohibitive to facilitate the approved temporary open storage use (23/00244/FP) or the approved temporary car parking use (23/01940/FP).

The applicant company advise that the most cost effective solution in terms of site remediation to make the site appropriate for use as the approved temporary storage yard is as follows:-

- 1) Construct the vehicular access; level the existing site (apart from the landscape margins).
- 2) Install a permeable membrane.
- 3) Import and roll in up to 35 cm depth of MoT Type 1 to provide a capping layer and top surface for the storage yard.
- 4) Install the landscape planting scheme to the site margins (details to be submitted and approved by virtue of planning condition 6.)

The submitted amended drawings showing the 35 cm site level increase are attached for the Council's approval:-

Drawing: 2613: PL102B Proposed Storage Yard – Site Layout (1:500@A3) (Boast Architects)

Drawing: 2613: PL103B Proposed Storage Yard – Site Sections (1:500@A3)

The site and its surroundings

The site comprises (0.35 hectare) vacant land the southern side of the Anglian Business Park. Immediately to the southern boundary is the London (Kings Cross) Cambridge railway line. To the east are residential flats in Braeburn Walk/Barnack Close including a car parking area adjacent to the site. To the west is a business/industrial unit – Senior Aerospace Thermal Engineering and separated by a mature row of cypress trees. To the north is a staff car park and then a business unit on the Anglian Business Park – (Unit 4) occupied by Intertek – Melbourn.

The application site comprises vacant, made-up ground, formally partly occupied by an industrial fertiliser company and has been previously assessed for contamination. The land is generally at a higher level than that of the business park.

Vehicular access is directly from the existing service road from Orchard Road which serves the Anglian Business Park business units.

Ground contamination

There have been a number of previous contaminated land studies carried out by RSK on behalf of the applicant. These studies have included excavation of boreholes, trial pits and soil sampling/testing.

The assessment of risk was carried out against a proposed residential use and the following potentially complete pollutant linkages were identified:

- Risks to end users attributable to the presence of asbestos containing materials across the majority of the site and elevated concentrations of Arsenic and certain PAHs within near surface made ground deposits diffuse across the site;
- Risks to adjacent site users and construction workers during development of the site from the mobilisation and inhalation of asbestos within the shallow made ground soils;
- Risks to proposed potable water supply pipes from elevated concentrations of individual hydrocarbon fractions; and
- Risks to proposed vegetation on site from elevated concentrations of several heavy metals within near surface made ground deposits.

No unacceptable risks were identified with respect to controlled waters.

Mitigation measures recommended comprised the adoption of a clean capping layer in areas of private gardens and soft landscaping to protect end users from the identified contamination and also to act as a suitable growing medium. These measures were not required where buildings and hardstanding were proposed, as these would effectively encapsulate any contamination within the soil.

In addition, it was recommended that contaminant resistant pipe be adopted if laid within the made ground.

The approved open storage yard is a less sensitive use. The applicant company will adhere to RSK's recommendations (in compliance with Policy NE11) to reduce the risk of contamination when levelling out the land and importing the capping material (MoT Type 1) to create the proposed open storage yard.

The Council's Environmental Health Officer had no objection to planning application 23/0244/FP.

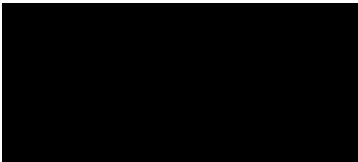
Amenity

Having further considered the site context and relationship with the adjoining land uses noted above, it seemed to me that there will be no discernible impact on the visual amenity of the site by this minor (35 cm) increase in site level. This will especially be the case given the existing and proposed landscape buffer zones around the site. These will provide screening and separation to the existing uses.

There may also be a benefit to amenity in the short/medium term because there will be less requirement for contractor's plant to operate and for tipper lorries to come into the site to take away excavated material.

Please contact me should you require any additional information or wish to meet on site to discuss the proposed minor variation in site levels. I look forward to confirmation of receipt and validation of the application.

Yours sincerely,



Paul Atton MRTPI
Consultant Planner

Cc R James