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Date: 30 October 2025

Dear Peter,

Re: Proposed Non-Material Amendment to conditions 3, 8, 9 24, 25, 29, 36 and 38 of outline planning permission 17/01955/1 (Outline Planning application for up to 71 dwellings and associated access, car parking, garages, landscaping and open space including demolition and removal of all existing structures, buildings and hardstanding (all matters reserved except means of access)) at: Ickleford Mill, Arlesey Road, Ickleford

This letter has been prepared by Ceres Property on behalf of Hill Group, in relation to a Proposed Non-Material Amendment (NMA) under Section 96a of the Town and Country Planning Act, to amend conditions 3, 8, 9 24, 25, 29 36 and 38 of Outline Planning Permission 17/01955/1. The current Outline Planning application granted planning consent on the 11 March 2024, for up to 71 dwellings at Ickleford Mill, Arlesey Road, Ickleford.

The NMA is proposed to allow Hill to demolish the existing buildings on the site prior to the formal discharge of conditions 3, 24, 25, 29, 36 and 38. It will also proposes the re- wording of conditions 8 and 9 to allow Dust Management and Construction Environmental Management Plans to be prepared on a phased basis, to enable the a partial discharge of conditions 8 and 9 solely in respect to demolition works.

Overview

As discussed at our meeting 28 August 2025, Hill have recently purchased the site at Ickleford Mill and we will be moving forward with the submission of a reserved matters application, along with the discharge of the relevant planning conditions on the site.

As you are aware, the site currently includes a number of derelict existing buildings, associated with the former Mill. A number of the existing buildings are currently unsafe and are to be demolished to facilitate the proposed development. Hill are therefore keen to progress with the demolition as soon as possible, in order to minimise health and safety risk associated with any unauthorised access to the derelict buildings on the site and ongoing

local concerns around the risk of anti social behaviour . To inform this position Hill have commissioned a Building Survey, which we will share with you once it has been completed.

As confirmed in our recent correspondence, the description of the development on the Decision Notice for the Outline scheme is clear that it requires '**demolition and removal of all existing structures, buildings and hardstanding.**' There would therefore be no legal basis to require retention of any existing buildings and the demolition of all of the existing buildings has already been fully secured by the Outline Consent. Accordingly, Hill intend to demolish all buildings on site.

Proposed Condition Wording

This NMA seeks to amend conditions 3, 24, 25 36 and 38 to exclude the requirement for the conditions to be discharged prior to the demolition of the buildings. The proposed revised wording is as follows (proposed additions in **bold**).

Condition 3: Approval of Reserved Matters

The reserved matters application will seek formal approval for appearance, layout, scale and landscaping and the exclusion of demolition from this condition is not considered to be material to the permission. We therefore suggest the following wording:

3. *Before the development hereby permitted is commenced (**other than demolition works**), approval of the details of the siting, design and external appearance of the development, layout and the landscaping of the site (hereinafter called "the reserved matters") shall be obtained in writing from the Local Planning Authority.*

Condition 8: Dust Management

Condition 8 requires the submission and approval of a dust management plan prior to the commencement of the development. A change is proposed to this condition to allow for the partial discharge of this condition in respect to the demolition element of the works only. An updated dust management plan will then be prepared to cover the construction aspects of the development. The following wording is proposed:

8. *No pre-construction, demolition or enabling works shall take place until full details of a **demolition** dust management plan (to include measures to minimise dust impacts) during the demolition **phase** of the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. The **demolition works** shall thereafter be carried out in accordance with the approved **demolition dust management plan** unless otherwise agreed in writing by the Local Planning Authority.*

No pre- construction or enabling works shall take place (other than those associated with demolition) until full details of a dust management plan (to include measures to minimise dust impacts) during the construction phase of the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development (other than demolition works). The

construction works shall thereafter be carried out in accordance with the approved dust management plan unless otherwise agreed in writing by the Local Planning Authority.

Condition 9: Construction Environment Management Plan

Condition 9 requires the submission of a Construction Environment Management Plan prior to the commencement of development. Similar to condition 8, a change of wording is requested to this condition to allow for the partial discharge of the condition in respect of the demolition element only. An updated Construction Environmental Management Plan will then be prepared to cover the construction aspects of the development. The following wording is proposed:

9. ***Prior to the commencement of any single phase of development (The demolition of the buildings being Phase 1) a Demolition and Construction Management Plan/Method Statement for the relevant phase shall be submitted to and approved in writing by the local planning authority in consultation with the Highway Authority and Environmental Health Unit (Noise). Thereafter the demolition and construction of the development within each phase shall only be carried out in accordance with the approved Plan/Statement. The Construction Management Plan/Method statement shall address the following matters:***
- (i) Details of a demolition and construction phasing programme (including any pre-construction or enabling works);***
 - (ii) Hours of construction operations including times of deliveries and removal of waste;***
 - (iii) Site set up and general arrangements for storing plant including cranes, materials, machinery and equipment, temporary offices and other facilities, construction vehicle parking and loading/unloading and vehicle turning areas;***
 - (iv) Access and protection arrangements around the site for pedestrians, cyclists and other customers;***
 - (v) Details of provisions for temporary car parking during construction;***
 - (v) The location of construction traffic routes to and from the site, details of their signing, monitoring and enforcement measures;***
 - (vii) Screening and hoarding details***
 - (viii) End of day tidying procedures;***
 - (vi) Construction and storage compounds (including areas designated for car parking);***
 - (vii) Siting and details of wheel washing facilities;***
 - (viii) Cleaning of site entrances, site access roads and the adjacent public highway and;***
 - (xii) Disposal of surplus materials.***

Condition 24: Protection and Repair of Existing Brick Walls

Condition 24 relates to the protection measures and repair of existing brick walls, piers and coping stones on the site. To ensure that the existing walls, piers and coping stones are adequately protected during the demolition, Hill propose to erect temporary fencing. It is not considered necessary to require details of repair of the brick walls, piers and coping stones prior to demolition and therefore the following amended wording is proposed:

24. ***No demolition work shall commence until temporary fencing (Heras or similar) has been provided to protect the walls forming the boundaries of the site immediately south and east of East Lodge. The temporary fencing shall be retained until construction work is complete.***

No development (other than demolition works) shall take place/commence until wall repair details, where necessary, in relation to the repair of the existing brick walls, piers and coping stones have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the wall shall be retained and repaired as agreed in accordance with the approved details.

Condition 25: Archaeological Written Scheme of Investigation

As set out within the Heritage Assessment submitted and approved as part of the Outline application, it was recommended that trial trenching is undertaken to assess the full extent of archaeological remains on the site and secondly a recorded building survey was recommended in respect of the existing Mill Building.

The demolition of the buildings will not result in below ground intrusive work that would impact upon the existing archaeological remains at the site. It is therefore proposed that this condition is re- worded to exclude the Written Scheme of Investigation in respect to archaeological matters from being needed to be agreed prior to demolition. The condition has been re- worded to require the provision for a recorded building survey only prior to demolition. The proposed wording is as follows:

25. ***Prior to the demolition of the old Mill Building on the site a Historic Building Recording Survey shall be undertaken and submitted to the local planning authority.***

No development (other than demolition works) shall take place/commence until an Archaeological Written Scheme of Investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of archaeological significance and research questions; and:

- 1. The programme and methodology of site investigation and recording***
- 2. The programme for post investigation assessment***
- 3. Provision to be made for analysis of the site investigation and recording***
- 4. Provision to be made for publication and dissemination of the analysis and records of the site investigation***
- 5. Provision to be made for archive deposition of the analysis and records of the site investigation***
- 6. Nomination of a competent person or persons/organisation to undertake the works set out within the Archaeological Written Scheme of Investigation.***

Condition 29: Site Investigation

Condition 29 requires the submission and approval of a Site Investigation (Phase II Environmental Risk Assessment) prior to the commencement of the development. The demolition of the buildings will not result in below ground work that would cause a risk to health in respect to any potential underground pollutants and it is therefore proposed that this condition is re- worded to exclude demolition. The proposed wording is as follows:

29. (a) No development approved by this permission shall be commenced (**other than demolition works**) until a Site Investigation (Phase II environmental risk assessment) report has been submitted to and approved by the Local Planning Authority which includes:
- (i) A full identification of the location and concentration of all pollutants on this site and the presence of relevant receptors, and;
 - (ii) The results from the application of an appropriate risk assessment methodology
- (b) No development approved by this permission (other than that necessary for the discharge of this condition) shall be commenced until a Remediation Method Statement report; if required as a result of (a), above; has been submitted to and approved by the Local Planning Authority.
- (c) This site shall not be occupied, or brought into use, until:
- (i) All works which form part of the Remediation Method Statement report pursuant to the discharge of condition (b) above have been fully completed and if required a formal agreement is submitted that commits to ongoing monitoring and/or maintenance of the remediation scheme.
 - (ii) A Remediation Verification Report confirming that the site is suitable for use has been submitted to, and agreed by, the Local Planning Authority.
- (d) Any contamination, other than that reported by virtue of condition (b), encountered during the development of this site shall be brought to the attention of the Local Planning Authority as soon as practically possible; a scheme to render this contamination harmless shall be submitted to and agreed by, the Local Planning Authority and subsequently fully implemented prior to the occupation of this site.

Condition 36: Mammal Walkover Survey

Condition 36 requires a Mammal Walkover Survey to be undertaken one month prior to the commencement of the development. Hill Group have instructed MKA Ecology, to review the requirements of the Mammal Walkover Survey. MKA Ecology are preparing a note setting out the recommendations in respect of the protection of mammals during demolition, which will ensure that all mammals are fully protected on site during the demolition of process.

The following wording is therefore proposed:

36. ***The demolition of the buildings on the site shall be undertaken in full accordance with the recommendations set out within MKA Ecology Mammal Walkover Briefing Note.***

Prior to the commencement of development (including clearance work but excluding demolition), a mammal walk-over survey of the site and 30m of adjacent land (access permitting) shall be carried out by a suitably qualified and experienced ecologist to check for the presence of further active badger setts, otter holts and water vole holes / feedings stations and if protected mammals will be impacted by the development proposals, appropriate mitigation to safeguard them must be submitted to the Local Planning Authority for approval. A licence may be required from Natural England to proceed lawfully. In the absence of the requirement for a licence any recommended non licensable mitigation should be carried out in full.

Condition 38: Landscape Ecological Management Plan

The Landscape Ecological Management Plan will set out proposed ecological and habitats to be created on site as part of the development. Submission of this document prior to demolition is not considered to be material and the following wording is therefore proposed:

*38. A landscape and ecological management plan (LEMP) shall be submitted to, and be approved in writing by, the local planning authority prior to the commencement of the development (**other than demolition works**). The content of the LEMP shall deliver a net gain in habitat units from a combination of on and offsite measures to achieve a measurable net gain to biodiversity and include the following.*

- a) Description and evaluation of features to be managed.*
- b) Ecological trends and constraints on site that might influence management.*
- c) Aims and objectives of management. d) Appropriate creation and management options for achieving the required number of ecological units as detailed in approved metric (including species mixes).*
- e) Prescriptions for management actions which must correspond with and directly reference the habitat and condition scores in the approved metric.*
- f) Preparation of a 5 year work schedule (including an annual work plan) capable of being rolled forward in perpetuity i.e. 30 years, with habitats clearly marked on plans.*
- g) Ongoing monitoring and reporting schedule, with assessment and triggers for remedial measures.*
- h) Required actions should habitat areas fail to reach stated condition in the approved metric.*
- i) Details of the body or organisation responsible for implementation of the plan.*
- j) Details of integrated bird and bat boxes, make, model and location.*

The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan will be implemented in accordance with the approved details.

The proposed changes to the conditions are minor in nature and they will not materially effect the proposed scheme. It will ensure that adequate controls are in place in respect to all amended conditions and it will facilitate the urgent demolition of the buildings for health and safety reasons.

I hope this letter provides sufficient information for you to determine this application.

Yours sincerely,



David Fletcher
Partner

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