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STATEMENT ON FUTURE USAGE AT PRINGLE FARM PRINGLE WAY LITTLE STUKELEY

Report Reference No. 131418A

On behalf of:-

The Yard Pringle Farm Limited
The Yard
Pringle Farm
Little Stukeley
PE28 4BH

June 2025

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The Yard Pringle Farm Limited
The Yard
Pringle Farm
Little Stukeley
PE28 4BH

18th June 2025
Our Ref: AJM/131418A

Dear Sirs,

Statement on Future Usage of Site at Pringle Farm, Pringle Way, Little Stukeley

Introduction

The Yard Pringle Farm Limited, the client, intend to remove a holiday home only planning restriction on Pringle Farm, Pringle Way, Little Stukeley. An assessment of the nature and extent of contamination beneath the site was required to satisfy Condition 9 of Planning Reference 23/02319/S73, issued by Huntingdonshire District Council, in relation to the proposed long-term residential use of the site.

Lucion Ground Engineering Limited conducted a site investigation (Report Ref. 131418) in April 2025 to meet the requirements of this planning condition.

Future Site Usage

It is understood that the layout of the site will not change under the planning application. A plan is included at the end of this report, showing the site layout at the time of the investigation, along with the proposed future usage.

The following is an excerpt from the remediation statement reproduced from Lucion Ground Engineering's Report Ref.131418 (April 2025): *Remediation of the soils beneath the existing garden areas in the northern part of the site, in respect of the proposed end use within a long term residential with home grown produce setting, is not considered necessary due to the absence of elevated concentrations of contaminants.* The garden areas are located to the north of Line A-A on the plan at the rear of this report.

Provided that the car parking and driveway in the southern part of the site remain unaltered, no remediation would be considered necessary. This comprises the area to the south of Line A-A on the plan at the rear of this report. The retained parking area was surfaced with well compacted stone and geotextile. No alterations are to be made to this designated parking area, and as such no remediation would be required.

Provision for Future Redevelopment

Since the plots are intended for residential use, there is uncertainty over how future owners or occupants might develop or use the site. As such consideration should be given to the long term control and management of the recorded contamination.

No further action is required for the existing garden areas in the northern part of the site, due to the absence of contamination.

A linear communal area of soft landscaping, comprising lawn containing numerous trees, is present along the southern side of the driveway in the southern part of the site. No alteration of this area of soft landscaping is proposed. If remediation is required by the Local Authority in this area of soft landscaping, it should be undertaken in accordance with the recommendations in Report Ref.131418. However, due to the presence of numerous trees, which would be negatively affected by the removal and replacement of significant thicknesses of soil, it is considered that a robust maintenance strategy should be established and confirmed with the Local Authority.

It is considered unlikely that the shared parking area and driveway in the southern part of the site will be significantly altered. However, if future owners or occupants intend to create new landscaped areas within this part of the site, the made ground must be replaced in accordance with the recommendations in Report Ref.131418.

For and on behalf of Lucion Ground Engineering Limited.

Yours faithfully,

LUCION GROUND ENGINEERING LIMITED

[redacted]

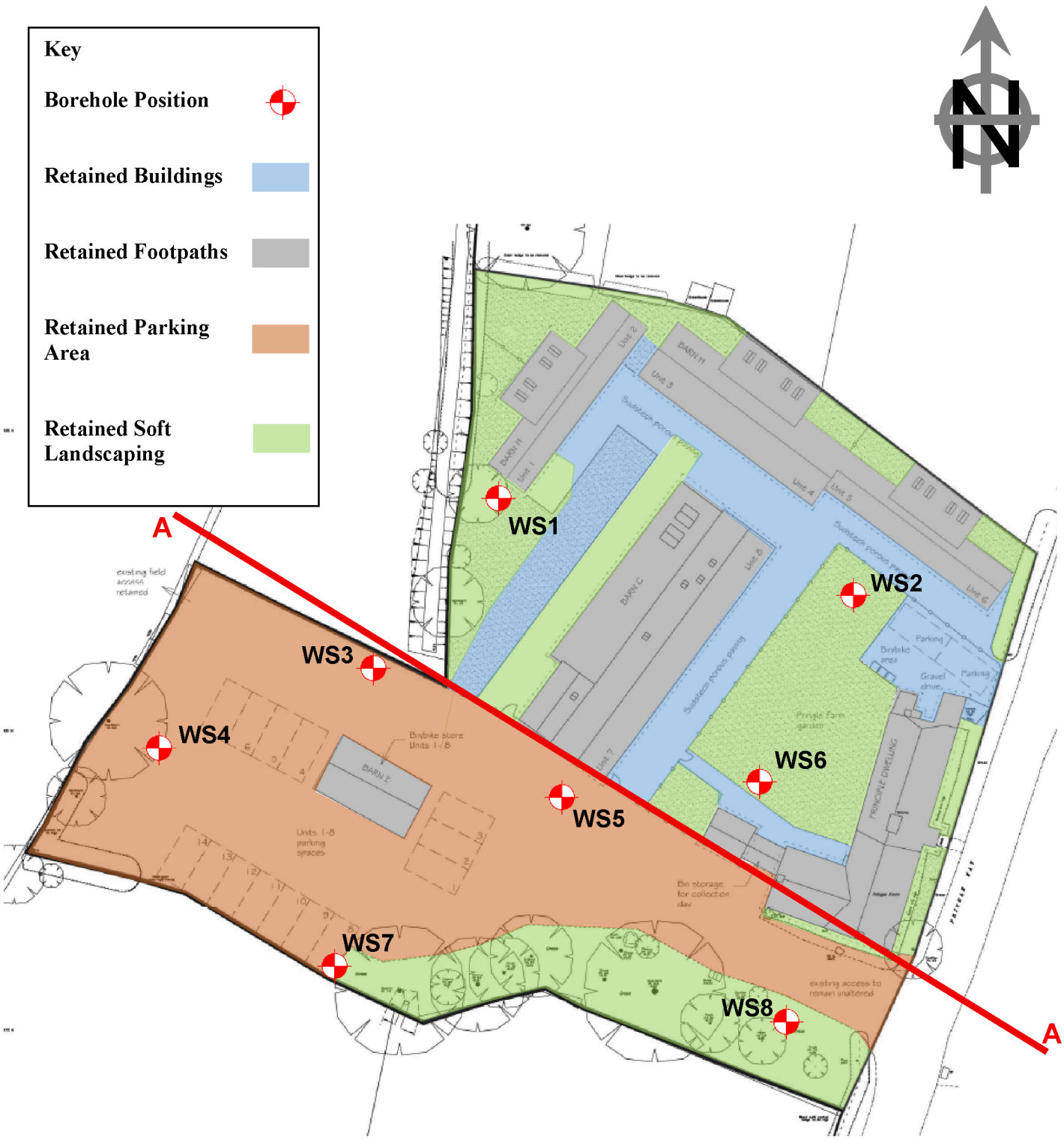
Senior Geo-Environmental Engineer

C.Geol., F.G.S.,

Ground Engineering Director

Plan of Future Usage of the Site

Reproduced from a plan provided by the client.



Not to Scale

Project : Pringle Farm, Pringle Way, Little Stukeley

Client : The Yard Pringle Farm Ltd

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Protecting people and planet

LUCION GROUND ENGINEERING LIMITED
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Project No.
131418