Ceres Property
1 Whitbreads Business Centre
Whitbreads Farm Lane
Chelmsford
CM3 3FE

ceresproperty.co.uk

Pathfinder House
St Mary's Street
Huntingdon
PE29 3TN

Number: 07564 575797
Email: Mia.walker@ceresproperty.co.uk
Date: 25/06/2026

Dear Sir/Madam,

Reference: PP-15038365: Application to Discharge Condition 3 (Contamination) and Condition 4 (Great Crested New Licence) applied to planning permission (appeal reference) APP/H0520/W/23/3333752 (refused planning permission: 22/02534/FUL)

At: Agricultural Buildings, Redwood Lodge Farm, Grafham Road, Ellington

On behalf of our client, Hargrave Farming Ltd, we submit an application for the full discharge of condition 3 and 4 applied to planning permission (appeal reference) APP/H0520/W/23/3333752 (refused planning permission: 22/02534/FUL) granted in August 2024, for the following development:

> *Change of use of existing buildings to create one residential dwelling and associated grounds, including the demolition of a barn and other ancillary structures*

Condition 3 (Contamination)

"No development shall take place until a Phase 1 Desktop Study and a Phase 2 Site Investigation Strategy, to assess the risks posed by contamination at the site, have been submitted to and approved in writing by the local planning authority.

In the event that the Phase 1 Desktop Study identifies the need for intrusive site investigations to be carried out, no development shall commence until a Phase 2 Intrusive Site Investigation Report and, if contamination is identified, a Phase 3 Remediation Strategy, have been submitted to and approved in writing by the local planning authority.

Thereafter, the development shall not be occupied until a Phase 4 Verification Report, demonstrating that the approved Phase 3 Remediation Strategy has been implemented in full, has been submitted to and approved in writing by the local planning authority.

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If, at any time during the demolition, conversion, and construction works, any unexpected contamination is encountered, all development shall cease immediately. Thereafter, the development shall not recommence until the contamination has been remediated in accordance with a Phase 2 Intrusive Site Investigation Report and Phase 3 Remediation Strategy that have first been submitted to and approved in writing by the local planning authority."

This condition has been satisfied through the submission of a detailed Phase 1 Desktop Study prepared by HESI. The report assesses the site's historical and current uses, identifies potential sources of contamination, and evaluates the environmental setting and sensitive receptors. It includes a conceptual site model and qualitative risk assessment, identifying plausible source–pathway–receptor linkages associated with the former agricultural use of the site.

The report concludes that there is potential for contamination and therefore provides a clear Phase 2 Site Investigation Strategy, setting out the scope of intrusive investigations, including soil, groundwater and vapour testing, together with an appropriate monitoring and assessment methodology.

Accordingly, the submitted information addresses the requirements of the condition at this stage.

Condition 4 (Great Crested Newt Licence)

"No development shall take place until a copy of the full Great Crested Newt District Level Licence certificate from Natural England, confirming payment and entry into the district licensing scheme, has been submitted to and approved in writing by the local planning authority."

This condition has been satisfied through the submission of the full Great Crested Newt District Level Licence. The licence confirms that the development has been entered into the district licensing scheme and that the required conservation payment has been secured under the Impact Assessment and Conservation Payment Certificate (reference DLL-ENQ-CAMB-00142).

Accordingly, the requirements of the condition have been fully satisfied.

Application Submission

This application has been submitted via Planning Portal ref: Reference: PP-15038365 with the relevant application fee of £400 (including Planning Portal service charge) also being submitted via the Portal.

I trust the information provided within and accompanying this letter provides sufficient detail to formally discharge this condition. If you have any questions regarding this application, do not hesitate to contact me.

Yours sincerely,

Mia Walker

Mia Walker
Graduate Planner
Mobile: 07564 575797

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