From: Aaron Morley <Aaron.Morley@huntingdonshire.gov.uk>
Sent: 19 May 2025 10:08:26 UTC+01:00
To: "DMAdmin" <Development.ManagementAdmin@huntingdonshire.gov.uk>; "Hannah Hodges" <Hannah.Hodges@huntingdonshire.gov.uk>
Subject: RE: Planning consultation notification 25/80131/COND

Hi Hannah

Planning Ref: 25/80131/COND
Env Health Ref: 409477

26 High Street, Catworth, Huntingdon PE28 0PF
Discharge of Condition 3B (Submission of Remediation Scheme) and 3C (Implementation of Approved Remediation Scheme) of 15/01146/HHFUL

This application is to request the discharge of Condition 3 parts B and C together, that is, the request to approve a Remediation Scheme and also to approve the implemented and verification of that Remediation Scheme. The Remediation Scheme should not be undertaken without first being approved, so it may not be appropriate to consider part C at this stage.

Condition 3, part B states:

> "*B. Submission of Remediation Scheme*
> *Where contamination is found which poses unacceptable risks, as determined by the local planning authority in its response to (A), no development shall take place until a detailed remediation scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include:*
> *(i) an options appraisal and remediation strategy;*
> *(ii) remediation objectives and remediation criteria;*
> *(iii) remediation works to be undertaken;*
> *(iv) a verification scheme providing details of the data that will be collected in order to demonstrate that the works set out in (iii) have been completed and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.*
>
> *The scheme should be designed to ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use.*"

The submitted "*Remedial Method Statement*" describes the remediation works to be undertaken (chapter 5), namely the removal of grossly contaminated soil (in areas B and C), and the treatment of the remaining contaminated soil (in area A) with phosphate enriched spent mushroom compost. The Verification Scheme (chapter 6) is to sample the soil six months after treatment using the BARGE laboratory method (aka UBM).

The remediation method is acceptable, however, the Validation Scheme fails to explain how each item within the method (chapter 5) would be verified. In most cases, an explanation with scaled photographs of the work undertaken would be sufficient. In light of this minor omission, the Remedial Method Statement is acceptable and I recommend it's approval in accordance with Condition 3B.

A laboratory report from September/October 2024 (2nd Phase) has been submitted with 4 samples analysed for lead bioaccessibility. It is not clear whether or not this is part of the Verification Report required under Condition 3, part C. If so, it fails to identify the test method

used. None of the other items listed within chapter 5 of the Remedial Method Statement have been verified so Condition 3C cannot be discharged.

I therefore recommend approval of the Remedial Method Statement in accordance with Condition 3B but do not recommend discharge of Condition 3C at this stage.

If you require any further clarification of the above, please don't hesitate to get in contact with me.

Best regards,
Aaron

Huntingdonshire DISTRICT COUNCIL

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-----Original Message-----
From: Dmadmin@huntingdonshire.gov.uk <Dmadmin@huntingdonshire.gov.uk>
Sent: 07 May 2025 12:02
To: Environmental Health <Environmental.Health@huntingdonshire.gov.uk>
Subject: Planning consultation notification 25/80131/COND

Dear Sir/Madam

Please find correspondence from Development Management at Huntingdonshire District Council attached to this email in relation to the following application for Discharge of planning condition(s).

Proposal: Discharge of Condition 3B (Submission of Remediation Scheme) and 3C (Implementation of Approved Remediation Scheme) of 15/01146/HHFUL

Site address: 26 High Street Catworth Huntingdon

Reference: 25/80131/COND

Huntingdonshire DC Development Management