Our Ref: 25/80116/COND
Your Ref: Mayfield Heath Livery: Discha...

13 May 2025

Ms Amy Nishita
Mayfield Heath Livery LTD
Mayfield Heath Farm
Sapley Road
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PE28 2NX

Pathfinder House, St Mary's Street
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Dear Ms Nishita

HUNTINGDONSHIRE DISTRICT COUNCIL
Application for Discharge of planning condition(s)

Proposal: Discharge of Condition 4b (Submission of Remediation Scheme) for 23/00764/FUL

Site address: Mayfield Heath Farm Sapley Road Kings Ripton Huntingdon

Please find enclosed our formal decision notice relating to above application for approval of details relating to the above planning condition.

Yours sincerely

Clara Kerr
Chief Planning Officer

Pathfinder House, St Mary's Street
Huntingdon. PE29 3TN
Developmentcontrol@huntingdonshire.gov.uk

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13th May 2025

Dear Ms Nishita
Town And Country Planning (Development Management Procedure) (England) Order 2015 (Amended).

Proposal: Discharge of Condition 4b (Submission of Remediation Scheme) for 23/00764/FUL

Site address: Mayfield Heath Farm Sapley Road Kings Ripton Huntingdon

I refer to your application above received on 18 April 2025 and the plans, drawings and documents which form part of the application as described below.

The following condition/s are Approved

Condition 4 - Submission of Remediation Scheme
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 and the order in which the works will be progressed;
(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 contaminant 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.

Reason:

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property, ecological systems and heritage assets, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with Policy LP37 of the Huntingdonshire Local Plan to 2036 and paragraph 183 of the NPPF 2023.

Submitted information:
- Application Form - received by the LPA on 18th April 2025
- Remediation Statement - dated 21/03/25 Ref A241207-Ro2A, received by the LPA on 18th April 2025.

Assessment:
The Remediation Statement written by Adeptus Environmental (letter reference A241207-R02A, dated 21 March 2025) has been reviewed by an Environmental Health Officer who has agreed with the proposals. Approval is therefore recommended for the scheme in accordance with Condition 4, Part B.

Conclusion:
Condition 4b only is hereby discharged in full.

Where conditions have been discharged by the Local Planning Authority or where the condition details are acceptable but cannot be discharged, the works must be implemented in full accordance with the approved details and the development shall be retained as such thereafter.

Yours sincerely



Clara Kerr
Chief Planning Officer
Date: 13 May 2025