Huntingdonshire District Council,
Planning Department,
Pathfinder House,
St Mary's Street,
Huntingdon.
PE29 3TN

Date: 22 November 2024

To whom it may concern,

RE: Application to discharge Condition 3 and 4 included within the decision notice for Application 23/02290/FUL (Site: Homefield Farm, Great North Road, Alconbury, PE28 4ER).

This Covering Letter has been prepared to clarify the materials submitted as part of this application to discharge Condition 3 and Condition 4 of the decision notice for Application 23/02290/FUL ("**the Decision Notice**"). This application has been made to Huntingdonshire District Council ("**the Council**").

Condition 3 (Proposed External Materials)
Condition 3 of the Decision Notice states,'*[no] development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details'*.

A *Schedule of Proposed External Materials* has been prepared by TMV Architects and submitted alongside this Covering Letter. The *Schedule of Proposed External Materials* includes sample panels of the proposed materials to be used in the construction of the external surfaces. The submitted information builds on the proposed external materials referenced within the documents and architectural drawings submitted as part of Application 23/02290/FUL, albeit additional information has been included within the *Schedule of Proposed External Materials* for the Council's consideration.

Condition 4 (Contamination and Remediation)
Condition 4 of the Decision Notice states '*[no] development (or phase of) shall commence until the following have been submitted to and approved in writing by the Local Planning Authority:*
(a) A Phase 2 Intrusive Site Investigation Report, based upon the findings of the approved Phase 1 Desk Top Study.
(b) A Phase 3 Remediation Strategy, if required, based upon the findings of the approved Phase 2 Intrusive Site Investigation Report'.

A *Phase II Geo-environmental Assessment and Phase III Remediation Strategy* (Document No. EAL.02.24 – v1.2) has been prepared by Erda Associates Ltd. and submitted as part of this application. The Phase II Geo-environmental Assessment was based on the conceptual site models presented within the Phase I Geo-Environmental Desk Study that was considered as part of Application 23/02290/FUL. The Phase II site investigation comprised a site walkover, six hand-

dug trial pits (T01 – T06), and the assessment of five soil samples at a UKAS/MCERTS accredited laboratory.

A Phase III Remediation Strategy has been incorporated into the document, which advises a hotspot removal exercise in the areas around pit T04 and T05 (where contaminant traces were identified in the soil samples). The Remediation Strategy also contains a verification plan, outlining the evidence and information that will be submitted as part of a subsequent Verification Report (as required by Condition 6 of the Decision Notice).

The Project Team would be happy to provide any additional information if this is required.