From:	Aaron Morley
To:	DMAdmin; Charlotte Dew
Subject:	Somersham_ColneRd_LandRearOfHalefields_2601535FUL_440519
Date:	10 November 2026 10:49:14
Attachments:	image001.png image002.png image003.png image004.png image005.png image006.png image007.png

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Hi Charlotte

Planning Ref: 26/01535/FUL
Env Health Ref: 440519

Land Rear Of Halefields Colne Road Somersham
Proposed self build

Historic mapping identifies this land as a former orchard, a use that may have involved pesticides now recognised as harmful to human health and capable of persisting in soil for many years. If the application is minded for approval, I recommend the inclusion of a condition requiring the applicant to demonstrate that no residual contamination from the former use is present at levels that could pose a risk to future occupiers of the development.

I recommend the following condition:

CONDITION

A. Site Investigation Information
No development shall take place until an assessment of the nature and extent of contamination has been submitted to and approved in writing by the local planning authority. This assessment must be undertaken by a competent person and shall assess any contamination on the site, whether or not it originates from the site. Moreover, it must include;

(i) details of previous land uses;
(ii) a site investigation survey of the extent, scale and nature of contamination;
(iii) an assessment of the potential risks to;
   a. human health,
   b. property*,
   c. adjoining land,

d. groundwaters and surface waters, and
e. ecological systems

* Property (existing or proposed) includes buildings, crops, livestock, pets, woodland and service lines and pipes

B. Submission of Remediation Scheme

Where contaminated 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.

C. Implementation of Approved Remediation Scheme

Where a detailed remediation scheme has been required and approved under (B), no occupation of any part of the permitted development which has been identified in the scheme as being subject to contamination shall take place until the approved scheme has been implemented and the verification report, including the results of sampling and monitoring carried out in accordance with the approved verification scheme to demonstrate that the site remediation criteria have been met, has been submitted to and approved in writing by the local planning authority. The report shall, if required by the local planning authority, also include a reassessment of the long-term monitoring of contaminant linkages, maintenance and arrangements for contingency action. The long-term monitoring and maintenance proposals shall be implemented as finally approved.

D. Reporting of Unexpected Contamination

If, during development, contamination not previously identified is found to be present at the site;

(i) it shall be reported in writing to the local planning authority within 1 working day;
(ii) no further development (unless otherwise agreed in writing by the local planning authority) shall be carried out until site investigations have been

undertaken and a remediation strategy has been submitted to and approved in writing by the local planning authority detailing how this unsuspected contamination will be dealt with;

(iii) the remediation strategy shall be implemented as approved;

(iv) no occupation of any part of the permitted development identified in the remediation strategy as being affected by the previously unidentified contamination shall take place until;

a. the approved scheme has been implemented in full and any verification report required by the scheme has been submitted to and approved in writing by the local planning authority;

b. if required by the local planning authority, any proposals for long-term monitoring of contaminant linkages, maintenance and arrangements for contingency action have been submitted to and approved in writing by the local planning authority.

(v) the long-term monitoring and maintenance plan shall be implemented as approved.

Please do not hesitate to contact me should you have any queries regarding the above.

Best regards,
Aaron

Huntingdonshire DISTRICT COUNCIL

Aaron Morley (BSc(Hons) MSc(EngGeol) MSc(EnvHealth) PGDip(Acous) FGS MCIEH CEnvH EHRB REnvH AFPH)
Environmental Health Officer

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-----Original Message-----
From: Dmadmin@huntingdonshire.gov.uk <Dmadmin@huntingdonshire.gov.uk>
Sent: 21 October 2026 15:07
To: Environmental Health <Environmental.Health@huntingdonshire.gov.uk>
Subject: Planning consultation notification 26/01535/FUL

Dear Sir/Madam

Please find correspondence from Development Management at Huntingdonshire District Council attached to this email in relation to the following application for Planning Permission.

Proposal: Proposed self build

Site address: Land Rear Of Halefields Colne Road Somersham

Reference: 26/01535/FUL

Huntingdonshire DC Development Management