[redacted]

Subject: Cook"s Place / former RGE Engineering 26/80272/COND
Date: 20 November 2026 16:43:56
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Planning Ref: 26/80272/COND
Env Health Ref: 440994

R G E Engineering And Bridge Place Car Park The Avenue Godmanchester Discharge of conditions 5(Outside storage), 10 (Level changes), 11 (Levels detail), 12 (Estate railings), 19 (Access gates), 29 (Contamination), 32 (Surface water drainage scheme), 33 (Surface water mitigation), 34 (Foul water drainage), 35 (Hydrants), 43 (Construction traffic) and 46 (CEMP) of 25/01587/FUL (Demolition and part demolition of factory buildings and phased erection of 82 dwellings, access works, landscaping and associated development)

I write with regard to the submissions made in support of Conditions 29 (Contamination) and 46 (CEMP).

Contamination:
I have reviewed the "*Area of Targeted Excavation*" plan prepared by Walsh (reference 6054-WAL-XX-XX-DR-G-0902, Rev P01, dated 23 September 2026). The plan shows an area (coloured purple) that has been investigated following demolition works.

Further contaminant sources have been identified, including:

- Above ground waste oil tanks,
- Above ground metal silos,
- Underground septic tank, and
- Above ground tank.

These potential sources would require further investigation.

It is not clear why the soil in the purple area has been turned over to 600mm depth below the former hardstanding. New trial holes have been identified on the map as CPT01 to CPT12 (except CPT05) which I assume are geotechnical cone penetration test locations that are not associated with the contamination investigation. The plan may be approved

and can be used to aid further investigation in accordance with Condition 29.

CEMP:
I have reviewed the Construction Environmental Management Plan prepared by Campbell Buchanan (reference CB-CEMP-0173, dated October 2026) and find the majority of the plan acceptable, however, there is no description of the method for contacting the site manager if any issues arise for nearby residents and businesses during the construction phases. I do not recommend the approval of the CEMP at this stage.

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

Best regards,
[redacted]

Huntingdonshire DISTRICT COUNCIL

[redacted] (BSc(Hons) MSc(EngGeol) MSc(EnvHealth) PGDip(Acous) FGS MCIEH CEnvH EHRB REnvH AFPH)
Environmental Health Officer

CEnvH Chartered Environmental Health Practitioner
The Geological Society Fellow (FGS)

OFFICIAL

-----Original Message-----
From: Dmadmin@huntingdonshire.gov.uk <Dmadmin@huntingdonshire.gov.uk>
Sent: 04 November 2026 09:55
To: Environmental Health <Environmental.Health@huntingdonshire.gov.uk>
Subject: Planning consultation notification 26/80272/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 conditions 5(Outside storage), 10 (Level changes), 11 (Levels detail), 12 (Estate railings), 19 (Access gates), 29 (Contamination), 32 (Surface water drainage scheme), 33 (Surface water mitigation), 34 (Foul water drainage), 35 (Hydrants), 43 (Construction traffic) and 46 (CEMP) of 25/01587/FUL (Demolition and part demolition of factory buildings and phased erection of 82 dwellings, access works, landscaping and associated development)

Site address: R G E Engineering And Bridge Place Car Park The Avenue Godmanchester

Reference: 26/80272/COND

Huntingdonshire DC Development Management