Our Ref: 25/80151/COND
Your Ref: Pringle Farm contamination co...

13 June 2025

Mr Tim Slater
3D Planning Ltd
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Orton Wistow
Peterborough
PE2 6YZ

Pathfinder House, St Mary's Street
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Dear Mr Slater

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

Proposal: Discharge of Condition 9 (Contamination) Part B only of 23/02319/S73

Site address: Pringle Farm Pringle Way Little Stukeley

Your client: Mr S Kidney

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
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13th June 2025

Dear Mr Slater

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

Proposal: Discharge of Condition 9 (Contamination) Part B only of 23/02319/S73

Site address: Pringle Farm Pringle Way Little Stukeley

Applicant: Mr S Kidney RML Premises

I refer to your application above received on 15 May 2025 and the plans, drawings and documents which form part of the application as described below.

The following condition/s are Approved

Condition 9 - Contamination
A. Site Investigation Information
Prior to the occupancy of the dwellings hereby approved in Barns C and H, an assessment of the nature and extent of contamination shall be 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,
e) ecological systems and
f) archaeological sites and ancient monuments.
* Property (existing or proposed) includes buildings, crops, livestock, pets, woodland and service lines and pipes

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 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.

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 Huntingdonshire's Local Plan to 2036 and the NPPF (2024).

Documents/Drawings:
Site Investigation Report prepared by Lucion Ground Engineering Ltd ref: 131418 dated May 2025 received by the Local Planning Authority on the 15th May 2025

Assessment:
The Environmental Health Officer has fully reviewed the submitted details and has confirmed that they have no objection to the discharge of Part B of the condition. It is noted that the investigation identified widespread near surface ground contamination and a remediation strategy has been proposed to remove the near surface contaminated made ground. As such the report is approved in accordance with Condition 9 Part B. The site may now be remediated and a verification report be submitted to the Local Planning Authority in accordance with Condition 9 Part C.

Having regard to the level of detail submitted, alongside the advice of specialists, the Local Planning Authority are satsified that the submission element can be discharged.

Therefore, Condition 9 Part B only is discharged. Parts C and D are retained and will be dealt with under a future submission.

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 June 2025
Agent