From: Aaron Morley
Sent: 10 April 2025 11:13
To: DMAdmin; Charlotte Dew
Subject: Warboys_FensideRd_WilsonsOrchard_2500397FUL_407579

Hi Charlotte

Planning Ref: 25/00397/FUL
Env Health Ref: 407579

Wilsons Orchard, Fenside Road, Warboys
Proposed reception building

This application is for a reception building proposed to be used for groups of school children who are visiting the farm. Children are considered to be the most vulnerable group with regard to land contamination and a previous study undertaken by Demiter Environmental Ltd* identified a medium risk to transient users of Wilsons Orchard Farm. The study recommended further works be undertaken to determine if the made ground is going to have an impact on residents, visitors, adjacent properties and the drinking water supply. Made ground removal was suggested as a potential remediation strategy.

* "*Phase 1 Desk Study Report for Wilson Orchard Farm, Fenside Road, Warboys PE28 2TY*" written by Demiter Environmental Ltd (report reference 15-05-08, dated May 2015).

It is unlikely that noise or light would cause a significant adverse health impact on the neighbours due to the small scale of development in this case. The maximum number of students that would be able to occupy the reception building is about the same as a full mini bus. The building is not expected to be used during the night.

If you are minded to grant permission to this proposal, I recommend you set the following condition:

CONDITION

A. Site Investigation Information
No development (except demolition of above ground structures) 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,
  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 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.

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 the National Planning Policy Framework.

Best regards
Aaron

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

Environmental Health Officer

Phone 01480 388360
[redacted]

-----Original Message-----
From: Dmadmin@huntingdonshire.gov.uk <Dmadmin@huntingdonshire.gov.uk>
Sent: 25 March 2025 16:31
To: Environmental Health <Environmental.Health@huntingdonshire.gov.uk>
Subject: Planning consultation notification 25/00397/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 reception building

Site address: Wilsons Orchard Fenside Road Warboys

Reference: 25/00397/FUL

Huntingdonshire DC Development Management