[redacted]

From: Aaron Morley
Sent: 19 November 2024 09:45
To: DMAdmin; Charlotte Dew
Subject: RE: Planning consultation notification 24/01885/PMBPA

Categories: [redacted]

Hi Charlotte

Planning Ref: 24/01885/PMBPA
Env Health Ref: 400966

Barn Cherry Lodge Farm Puddock Road Warboys
Change of use of existing agricultural building to two dwellings

This application is for the conversion of agricultural buildings to residential use. If minded to approve, I would recommend a condition that ensures that there is no residual contamination from the previous use (such as agrochemicals, fertilizers, pesticides, herbicides, fuels, lubricants, buried animal carcasses, areas of waste incineration, asbestos containing materials, etc) that may impact on the future occupiers of the development. This may only require a desk-based study to determine the previous uses of the building.

I recommend 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

Huntingdonshire DISTRICT COUNCIL

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

Environmental Protection Officer

CEnvH Chartered Environmental Health Practitioner

Phone [redacted]
Mobile [redacted]

-----Original Message-----
From: Dmadmin@huntingdonshire.gov.uk <Dmadmin@huntingdonshire.gov.uk>
Sent: 30 October 2024 10:13

To: Environmental Health <Environmental.Health@huntingdonshire.gov.uk>
Subject: Planning consultation notification 24/01885/PMBPA

Dear Sir/Madam

Please find correspondence from Development Management at Huntingdonshire District Council attached to this email in relation to the following application for Prior Approval (Agricultural to Dwellings).

Proposal: Change of use of existing agricultural building to two dwellings

Site address: Barn Cherry Lodge Farm Puddock Road

Reference: 24/01885/PMBPA

Huntingdonshire DC Development Management