Our Ref: 26/80263/COND
Your Ref: 19167 - EBW - Condition 56 (P...

24 November 2026

Mr Jake Pavet-Golding
Woods Hardwick
15-17 Goldington Road
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Pathfinder House, St Mary's Street
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Dear Sir/Madam

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

Proposal: Discharge of Condition 56 (Implementation of Remediation Scheme) for Phase 5 of 20/02613/FUL

Site address: Land East And West Of Edison Bell Way Huntingdon

Your client: Countryside Partnerships

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

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Huntingdon. PE29 3TN
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24th November 2026

Dear Sir/Madam

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

Proposal: Discharge of Condition 56 (Implementation of Remediation Scheme) for Phase 5 of 20/02613/FUL

Site address: Land East And West Of Edison Bell Way Huntingdon

Applicant: Countryside Partnerships South East Midlands

I refer to your application above received on 19 October 2026 and the plans, drawings and documents which form part of the application as described below.

The following condition/s are Approved

Condition 56 - Implementation of Remediation Scheme
Implementation of Remediation Scheme:

No occupation of any phase of the development hereby permitted shall take place until the Remediation Strategy prepared by Soiltechnics (report reference STP3975D - RS02, Revision 2, dated November 2018) received on 21 May 2021 has been implemented and a final verification report has been submitted to and approved in writing by the local planning authority. The final verification report will provide the outstanding details following submission of the Remedial Strategy Verification Report prepared by Soiltechnics (report reference STP3975D-RSV01, dated March 2020) received on 21 May 2021.

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 others offsite receptors, in accordance with the National Planning Policy Framework.

Details submitted:

Construction Phase Verification Report for Sub Phase 5, Station Quarter prepared by Soiltechnics (report reference STX6938-R05-Rev_A, dated September 2026).

Consultations:

HDC Environmental Health Officer has responded and concludes that "the submitted report is acceptable as the final land contamination remediation verification for Sub Phase 5 and have no objection to its approval in accordance with Condition 56 of 20/02613/FUL. Further Sub Phases must also be verified before the condition can be fully discharged".

Assessment:

Following the approval of an NMA to allow the Remedial Land Verification details to be submitted on a phased basis (Ref: 24/01978/NMA) this application for Discharge is for sub Phase 5 of the site. It has been concluded that the verification report is satisfactory to the technical consultee and this phase of the Condition can be discharged.

Conclusion:

Having regard to the submitted document and the consultee comments the proposed details are considered to be acceptable in relation to Sub Phase 5 only. Condition 56 however remains outstanding in relation to verification of other areas of the site.

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: 24 November 2026