

Sally Robbins

From: Sally Robbins
Sent: 28 August 2026 11:20
To: Sally Robbins
Subject: FW: Planning Consultation for 16568/APP/2026/703

From: Contaminated Land
Sent: 24 April 2026 13:49
To: Planning EConsult
Cc: Sally Robbins
Subject: RE: Planning Consultation for 16568/APP/2026/703

Dear Sally,

Thanks for contacting the Environmental Protection Team (Land Contamination) regarding the above planning application 16568/APP/2026/703 for Demolition of existing site buildings (excluding the retained central timber-framed barn), removal of existing hardstanding including the menage, change of use of part of the land to a workshop use (Use Class E(g)(iii)), and redevelopment of previously developed land to provide a workshop building with associated parking, hard and soft landscaping, formation of a pond, regrading of land levels, improvements to the existing access, sustainable drainage measures, and on-site biodiversity net gain enhancements and we would like to comment as follows.

Having consider the applicant submitted Stage 1 Tier 1 Preliminary Geo – Environmental Risk Assessment report with reference 11079/JW (Rev. 1) prepared by Soil Consultants Ltd dated 12th November 2025 taken note of sections 6 (Preliminary Risk Assessment and Initial Conceptual Site Model), 7 (Geotechnical Risk Assessment) and 8 (Recommendations for Intrusive Investigation), **please be advise that we have no objection to the application on land contamination but the following land contamination condition is recommend should the planning application be approved.**

Land Contamination Condition

(i) The development hereby permitted (excluding demolition, site clearance and initial ground investigation works) shall not commence until a scheme to deal with unacceptable contamination, (including asbestos materials detected within the soil), has been submitted to and approved by the Local Planning Authority (LPA). All works which form part of any required remediation scheme shall be completed before any part of the development is occupied or brought into use unless the Local Planning Authority dispenses with any such requirement specifically and in writing. The scheme shall include the following measures unless the LPA dispenses with any such requirement specifically and in writing:

(a) A site investigation, including where relevant soil, soil gas, surface water, and groundwater sampling, together with the results of analysis and risk assessment shall be carried out by a suitably qualified and accredited consultant/contractor. The report should also clearly identify all risks, limitations, and recommendations for remedial measures to make the site suitable for the proposed use; and

(b) A written method statement providing details of the remediation scheme and how the completion of the remedial works will be verified shall be agreed in writing with the LPA prior to commencement,

along with the details of a watching brief to address undiscovered contamination. No deviation shall be made from this scheme without the express agreement of the LPA prior to its implementation.

(ii) If during remedial or development works contamination not addressed in the submitted remediation scheme is identified an addendum to the remediation scheme shall be agreed with the LPA prior to implementation; and

(iii) Upon completion of the approved remedial works, this condition will not be discharged until a comprehensive verification report has been submitted to and approved by the LPA. The report shall include the details of the final remediation works and their verification to show that the works have been carried out in full and in accordance with the approved methodology.

(iv) No contaminated soils or other materials shall be imported to the site. All imported soils for landscaping and/or engineering purposes shall be clean and free of contamination. Before any part of the development is occupied, all imported soils shall be independently tested for chemical contamination, and the factual results and interpretive reports of this testing shall be submitted to and approved in writing by the Local Planning Authority.

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 and ecological systems and the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Hillingdon Local Plan: Part 2 (January 2020) Policies - DMEI 11: Protection of Ground Water Resources and DMEI 12: Development of Land Affected by Contamination.

We hope the above clarify our position on the submitted application.

Otherwise, feel free to contact us should you have any further query in respect of the application.

Regards,



Principal Environmental Health Officer
Environmental Protection Team
London Borough of Hillingdon
Civic Centre
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