



RE: Meadow High School - Condition 9 (iv) & (v) (Contaminated Land) - App Ref: 3348/APP/2025/2374

From Chris Maltby <Chris.Maltby@hattonplanning.co.uk>
Date Tue 25/11/2025 12:06 PM
To Michael Briginshaw <mbriginshaw1@hillingdon.gov.uk>
Cc Tim Martin <tmartin@hillingdon.gov.uk>

Hi Michael,

Apologies for the delay in responding to this, following various meetings and comments from others I am now able to bring together a response to each of the points below, my response is in green text.

I hope these responses are sufficient to enable the condition to be discharge, however should there remain any outstanding concerns can I suggest we have a quick teams meeting with the relevant specialists to bottom it out.

I'll await to hear further from you.

Kind regards,

Chris

Chris Maltby
Director / Hatton Planning

M 07779397725 **P** 01926 298 895 **W** www.hattonplanning.co.uk

A Chandos Business Centre, Warwick Street, Leamington Spa, Warwickshire CV32 4RJ

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From: Michael Briginshaw <mbriginshaw1@hillingdon.gov.uk>
Sent: 25 September 2025 14:55
To: Chris Maltby <Chris.Maltby@hattonplanning.co.uk>
Subject: Re: Meadow High School - Condition 9 (iv) & (v) (Contaminated Land) - App Ref: 3348/APP/2025/2374

Hi Chris,

Hope you are well.

Regarding Meadow High School application ref. 3348/APP/2025/2374 for the partial discharge of Condition 9(iv) and (v) (Contaminated Land) attached to planning permission ref. 3348/APP/2023/138, the Contaminated Land Officer has commented as follows:

Having consider the applicant submitted supportive information i.e. Ground Gas Protection Validation Report with reference G220201 prepared by CPL dated 1st August 2022, Ground Investigation Report with reference 10776/JW prepared by Soil Consultants Ltd dated 23rd November 2022, BS3882 Sandy Loam Topsoil, and Phase 1 Desk Study and Phase 2 Ground Investigation Report with reference TVC0025 – HYD – V2 – XX – RP – G – 1000 P03 prepared by Hydrock Consultants Limited dated 26th August 2025 which is an updated version of Phase 1 Desk Study & Phase 2 Ground Investigation Report with reference TVC0025-HYD-V2-XX-RP-G-1000 prepared by Hydrock Ltd dated 23 June 2023 of the approved planning application 3348/APP/2023/2266 with both reports recommended the need for further work in section 10 as stated below:

- » *Completion and reporting of the remaining groundwater sampling laboratory results. This is no longer a conclusion of version P03 (August 2025) of the report – groundwater sampling is complete and reported within the updated report.*
- » *Discussion and agreement with utility providers regarding the materials suitable for pipework. It is understood this was undertaken in consultation with Thames Water at the beginning of the project by ISG, due to ISG going into administration we do not have details of this correspondence.*
- » *Discussions with regulatory bodies and the warranty provider regarding the conclusions of this report. Local authority consulted as part of the standard planning application process. Only other body would have been the externally sourced building control (JM&P).*
- » *Assessment of tree influence on foundations and design of foundations. Based on plans for the site, there is no proximal tree planting.*
- » *Production of a Materials Management Plan relating to reuse of soils at the site and import of soils to the site (if required). All materials excavated were disposed of off-site – no reuse on site. Certificates in relation to all imported soils have previously been submitted.*
- » *Writing of a Materials Management Strategy relating to reuse of soils at the site (if required). As above all materials excavated were disposed of off-site – no reuse on site.*

We wouldn't be able to recommend the discharge of condition 9(iv) – Verification Report and (v) – Imported Soil (Contaminated Land) of the approved planning permission 3348/APP/2023/138 without the applicant provision of the above outstanding information where applicable and clarification in respect of the following points as identified in the report.

1. *The reason for importing clean topsoil if no remedial work is required on the site. This was not a requirement from a remediation / contaminated land perspective but was a requirement by the contractor for sufficient topsoil to provide a suitable growing medium.*

2. *The need for gas protection measure as submitted in the Ground Gas Protection Validation Report with reference G220201 prepared by CPL dated 1st August 2022 if the site gas characteristics level is CS1 as claimed in Phase 1 Desk Study and Phase 2 Ground Investigation Report with reference TVC0025 – HYD – V2 – XX – RP – G – 1000 P03 prepared by Hydrock Consultants Limited dated 26th August 2025. The CPL report referred to above related to a previous development carried out in the northern part of the site by Galliford Try. The need for gas protection on this part of the site was not a recommendation of the Stantec Report and it is unclear why they were installed. The installation has gone above and beyond what was required.*
- c. *Provision of additional technical/scientific reason(s) why the applicant believes there shouldn't be any need for Beryllium exceedance remediation as noted in section 7.3.2.1 of the Phase 1 Desk Study and Phase 2 Ground Investigation Report with reference TVC0025 – HYD – V2 – XX – RP – G – 1000 P03 prepared by Hydrock Consultants Limited dated 26th August 2025. The beryllium exceedances are noted to be the same order of magnitude as the screening criteria (a maximum of 3 mg/kg in Made Ground and 4 mg/kg in natural soils compared to the GAC of 2.2 mg/kg). The GAC used in the assessment were POSresi, which is conservative given the proposed use as a special needs school. It would not be considered practicable to remediate the site with respect to beryllium considering the concentrations identified.*
- d. *Provision of additional technical/scientific reason(s) why the applicant believes there shouldn't be any need for groundwater exceedance remediation or further work for Cobalt, Copper, Manganese, Cadmium and Nickel as submitted in section 7.5.2 of the Phase 1 Desk Study and Phase 2 Ground Investigation Report with reference TVC0025 – HYD – V2 – XX – RP – G – 1000 P03 prepared by Hydrock Consultants Limited dated 26th August 2025. With the exception of manganese, the exceedances are noted to be the same order of magnitude as the screening criteria. The groundwater samples collected are from the Boyn Hill Gravel Member, which is noted to be a Secondary A aquifer, and unlikely to be a strategically important or viable groundwater resource. It would not be considered practicable to remediate the groundwater considering the concentrations identified. This planning application does not include planned abstraction of water from this aquifer, and the concentrations are consistent with shallow groundwater in urban areas, and therefore are not considered to represent an unacceptable risk to the site users. There would be no vapour risk from the metals identified within the groundwater.*

Could you and your team please review and respond?

Kind regards,

Michael

Michael Briginshaw
Deputy Team Leader
North Area Planning Team
Planning and Sustainable Growth
Residents Services

Hillingdon Council
Tel. internal: 6175
Tel. external: 01895 250230

Please note that the comments made in this email represent officer opinion and cannot be seen to prejudice the Local Planning Authority's formal determination in relation to any application or planning matter.

From: Chris Maltby | Hatton Planning <chris.maltby@hattonplanning.co.uk>
Sent: 19 September 2025 2:04 PM
To: Michael Briginshaw <mbriginshaw1@hillingdon.gov.uk>
Subject: RE: Meadow High School - Conditions 15 (Fire) and 16 (Access) - App Ref: 3348/APP/2025/1803

Hi Michael, yes no problem extension agreed until 23rd September.

Regards,

Chris

Chris Maltby
Director / Hatton Planning

M 07779397725 **P** 01926 298 895 **W** www.hattonplanning.co.uk
A Chandos Business Centre, Warwick Street, Leamington Spa, Warwickshire CV32 4RJ

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From: Michael Briginshaw <mbriginshaw1@hillingdon.gov.uk>
Sent: 19 September 2025 14:02
To: chris.maltby@hattonplanning.co.uk
Subject: Meadow High School - Conditions 15 (Fire) and 16 (Access) - App Ref: 3348/APP/2025/1803

Hi Chris,

Hope you are well.

I have signed through application ref. 3348/APP/2025/1803 (amended to just cover Conditions 15 and 16) for management review with a recommendation of approval. However, the sign-off manager will need more time for review. As such, could we please agree an extension of time to 23rd September?

Kind regards,

Michael

Michael Briginshaw

Deputy Team Leader
North Area Planning Team
Planning and Sustainable Growth
Place Directorate
Hillingdon Council
Tel. internal: 6175
Tel. external: 01895 250230

Please note that the comments made in this email represent officer opinion and cannot be seen to prejudice the Local Planning Authority's formal determination in relation to any application or planning matter.

From: Chris Maltby | Hatton Planning <chris.maltby@hattonplanning.co.uk>
Sent: 15 September 2025 2:42 PM
To: Michael Briginshaw <mbriginshaw1@hillingdon.gov.uk>
Subject: RE: Meadow High School - Condition 9 (Contaminated Land) - App Ref: 3348/APP/2025/1803

Hi Michael, yes that would make sense so yes happy to agree that.

Thanks,

Chris

Chris Maltby
Director / Hatton Planning

M 07779397725 **P** 01926 298 895 **W** www.hattonplanning.co.uk

A Chandos Business Centre, Warwick Street, Leamington Spa, Warwickshire CV32 4RJ

From: Michael Briginshaw <mbriginshaw1@hillingdon.gov.uk>
Sent: 15 September 2025 14:29
To: chris.maltby@hattonplanning.co.uk
Subject: Re: Meadow High School - Condition 9 (Contaminated Land) - App Ref: 3348/APP/2025/1803

Hi Chris,

Hope you are well and thank you for your emails.

Can you please confirm whether you therefore agree to amend the application submissions as follows?:

App ref. 3348/APP/2025/1803

Details pursuant to full discharge of Conditions 15 (Fire Statement) and 16 (Accessibility Statement) ~~and partial discharge of Condition 9(v) (Contaminated Land)~~ attached to planning permission ref. 3348/APP/2023/138 dated 02-06-2023 (Erection of a two-storey academic building (Use Class F1), demolition of existing temporary modular structures and partial demolition of existing main teaching building to facilitate connections to the main school, redevelopment of external hard and soft landscaped areas and associated works).

App ref. 3348/APP/2025/2374

Details pursuant to partial discharge of **Condition 9 parts (iv) and (v)** (Contaminated Land) attached to planning permission ref. 3348/APP/2023/138 dated 02-06-2023 (Erection of a two-storey academic building (Use Class F1), demolition of existing temporary modular structures and partial demolition of existing main teaching building to facilitate connections to the main school, redevelopment of external hard and soft landscaped areas and associated works).

All relevant contaminated land documentation would be removed from app ref. 3348/APP/2025/1803 and added to app ref. 3348/APP/2025/2374 instead.

Kind regards,

Michael

Michael Briginshaw

Deputy Team Leader
North Area Planning Team
Planning and Sustainable Growth
Place Directorate
Hillingdon Council
Tel. internal: 6175
Tel. external: 01895 250230

From: Chris Maltby | Hatton Planning <chris.maltby@hattonplanning.co.uk>
Sent: 15 September 2025 12:23 PM
To: Michael Briginshaw <mbriginshaw1@hillingdon.gov.uk>
Subject: RE: Meadow High School - Condition 9 (Contaminated Land) - App Ref: 3348/APP/2025/1803

Hi Michael,

Further to my e-mail last week please find attached the landscape plans for the MHS. The proposed soils are only to be used in the areas of soft landscaping. The total volume of imported soils is approximately 200 tonnes.

As mentioned, it is probably best that this is considered in connection with the submission of condition 9 part iv that was made last week.

Regards,

Chris

Chris Maltby
Director / Hatton Planning

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From: Chris Maltby | Hatton Planning <chris.maltby@hattonplanning.co.uk>
Sent: 11 September 2025 18:33
To: 'Michael Briginshaw' <mbriginshaw1@hillingdon.gov.uk>
Subject: RE: Meadow High School - Condition 9 (Contaminated Land) - App Ref: 3348/APP/2025/1803

Hi Michael, I hope you are well.

Sorry I've not come back to you on this yet, still trying to get the info from the suppliers, but nearly there.

I just wanted to let you know that I have today submitted the information required to discharge Condition 9 part iv – Remediation Verification. I think this was part of the concern raised in the comments from the Contaminated Land Officer that he didn't have this information in respect of the remediation that was required. As set out no remediation was required in the end and this is fully detailed in the submission. Due to

the size of the document I had to split it into several parts to upload to the Planning Portal however it is also available here as a single document if that is easier for you/your colleague to deal with. [TVC0025-HYD-V2-XX-RP-G-1000-P03.pdf](#)

I'll be back in touch soon with the information to enable the discharge of part 9(v), if we need to agree a further EoT happy to do that.

Regards,

Chris

Chris Maltby
Director / Hatton Planning

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From: Michael Briginshaw <mbriginshaw1@hillingdon.gov.uk>
Sent: 26 August 2025 08:36

To: chris.maltby@hattonplanning.co.uk

Subject: Re: Meadow High School - Condition 9 (Contaminated Land) - App Ref: 3348/APP/2025/1803

Hi Chris,

Hope you had a good break.

Can we please agree an extension of time to allow for submission and re-consultation? Would 19th September be agreeable?

Kind regards,

Michael

Michael Briginshaw

Deputy Team Leader

North Area Planning Team

Planning and Sustainable Growth

Place Directorate

Hillingdon Council

Tel. internal: 6175

Tel. external: 01895 250230

Please note that the comments made in this email represent officer opinion and cannot be seen to prejudice the Local Planning Authority's formal determination in relation to any application or planning matter.

From: Chris Maltby | Hatton Planning <chris.maltby@hattonplanning.co.uk>

Sent: 15 August 2025 2:14 PM

To: Michael Briginshaw <mbriginshaw1@hillingdon.gov.uk>

Subject: RE: Meadow High School - Condition 9 (Contaminated Land) - App Ref: 3348/APP/2025/1803

Hi Michael,

I just wanted to let you know we are working on this and getting the information, we have just had a bit of difficulty getting verification of where the soils originated. I'm on leave next week but hope to be in a position to update you on this and the other conditions that remain to be discharged when I turn.

Thank you for your patience.

Regards,

Chris

Chris Maltby

Director / Hatton Planning

M 07779397725 **P** 01926 298 895 **W** www.hattonplanning.co.uk

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From: Chris Maltby | Hatton Planning <chris.maltby@hattonplanning.co.uk>
Sent: 29 July 2025 12:56
To: 'Michael Briginshaw' <mbriginshaw1@hillingdon.gov.uk>
Subject: RE: Meadow High School - Condition 9 (Contaminated Land) - App Ref: 3348/APP/2025/1803

Thanks Michael,

Its sounds like from this response that this needs to be considered together with our submission to discharge part 9(iv) (remediation) we are currently pulling this together and will submit the information shortly. In the meantime, we can deal with the other comments i.e. where the imported soils are to be used on site etc

Regards,

Chris

Chris Maltby
Director / Hatton Planning

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From: Michael Briginshaw <mbriginshaw1@hillingdon.gov.uk>

Sent: 29 July 2025 11:09

To: Chris Maltby | Hatton Planning <chris.maltby@hattonplanning.co.uk>

Subject: Meadow High School - Condition 9 (Contaminated Land) - App Ref: 3348/APP/2025/1803

Hi Chris,

Hope you are doing well.

I write with respect to the Meadow High School application (ref. 3348/APP/2025/1803) which seeks permission for:

Details pursuant to full discharge of Conditions 15 (Fire Statement) and 16 (Accessibility Statement) and partial discharge of Condition 9(v) (Contaminated Land) attached to planning permission ref. 3348/APP/2023/138 dated 02-06-2023 (Erection of a two-storey academic building (Use Class F1), demolition of existing temporary modular structures and partial demolition of existing main teaching building to facilitate connections to the main school, redevelopment of external hard and soft landscaped areas and associated works).

The Contaminated Land Officer has commented as follows:

Having consider the application submitted without adequate supportive information in respect of Condition 9(v) (Contaminated Land) apart from the attached Soil Results, we wouldn't be able to recommend the discharge of condition 9(v) (Contaminated Land – Imported Soil) of the approved planning permission 3348/APP/2023/138 due to lack of adequate supportive information.

The Applicant will need to provide relevant information as relates to the verification of all the approved remedial work that has been carried out on the site, information in relation to location of the site where the imported soil are to be used (site layout) for remediation, information as regards where the imported soil came from with quantity as well as information on any other materials imported to the site.

Without this information, the application cannot be supported.

Could you please respond to the above?

Kind regards,

Michael

Michael Briginshaw

Deputy Team Leader

North Area Planning Team

Planning and Sustainable Growth

Place Directorate

Hillingdon Council

Tel. internal: 6175

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Advanced notice of leave: 13th August to 21st August 2025

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