

From: [EHealth Consultation](#)
To: [Planning \(HPBC\)](#)
Cc: [Rachael Simpkin](#)
Subject: HPK/2023/0192 - Environmental Health Consultation#
Date: 16 May 2025 11:36:48

Hi Rachael

Application number	HPK/2023/0192	Application type	Full Planning - Large scale MAJOR apps
Site address	Land at Hoghaw , Fairfield , Buxton , Derbyshire ,	Proposal	Construction of 99 dwellings with associated landscaping and engineering works

The latest contaminated land ground investigation report (combined Ph1 and 2) submitted in support of the application may be accepted

- Soiltechnics ,“Ground Investigation Report” (ref: STQ4642M-R03-Rev_A), dated August 2024

The report identifies a requirement for remediation of the land to ensure it is suitable for the proposed use, for this reason condition 1 to 3 are recommended

It's noted that the layout identifies a location for a SUDs over the location of the former Hogshaw Landfill site. Water infiltration through the landfilled material should be minimised to prevent further contamination of water resources, for this reason condition 4 is recommended.

1. **Submission of Remediation Scheme**

A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must 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 of the land after remediation.

Any land contamination risk assessment report used to inform the submitted remediation strategy shall be approved in writing by the LPA, any such assessment shall be carried out in accordance with the procedural guidance of the Environmental Protection Act 1990 Part IIA.

2. **Implementation of Approved Remediation Scheme**

The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

3. Reporting of Unexpected Contamination

If during development any contamination or evidence of likely contamination is identified that has not previously been identified or considered, then the applicant shall submit a written scheme to identify and control that contamination. This shall include a phased risk assessment carried out in accordance with the procedural guidance of the Environmental Protection Act 1990 Part IIA, and appropriate remediation proposals, and shall be submitted to the Local Planning Authority without delay. The approved remediation scheme shall be implemented to the satisfaction of the Local Planning Authority.

4. SUDs and surface water holding ponds

The details of any SUDs or surface water feature introduced by the development, in the vicinity of Hogshaw Landfill or Russia Mere, shall be agreed in writing by the LPA.

Regards

Matthew Rhodes

Environmental Health Officer (Pollution and Environment)

High Peak Borough Council and Staffordshire Moorlands District Council

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