

[REDACTED]

From: EHealth Consultation
Sent: 25 March 2026 16:47
To: Jane Colley
Cc: Planning (HPBC)
Subject: RE: HPK/2023/0488 - Land at Burlow Road and Heathfield Nook Road, Harpur Hill

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Hi Jane

The submitted contamination assessment may be accepted

- ALM Consult “*Geoenvironmental Appraisal of Land at Burlow Road, Harpur Hill, Buxton (Community Area Replan)*” (ref: 30156-4), dated December 2025

The previous assessment determined the need for gas protection in all properties consistent with CS2 (Ciria C665) or NHBC Amber 1. Excessive concentrations of contaminants were not identified within the report and concludes that the site is suitable for the proposed use (residential with gardens) without further remediation (beyond the aforementioned gas measures).

The site is sensitive to potential contamination and condition 1 is recommended, should potential contamination be discovered during development. Condition 2 is recommended to protect health with regard to the identified ground gas risk. Previously recommended CL conditions are not required for this specific site

CONDITIONS:

1. CL05 Contaminated land – if found during development

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.

2. Ground Gas

The development shall incorporate gas protection measures consistent with Characteristic Situation 2 (Ciria C665) or NHBC Amber 1 in all buildings. These shall be subject to an independent validation report, submitted to and approved in writing by the LPA, prior to the occupation of any dwelling.

Regards
Matt

Matthew Rhodes
Environmental Health Officer (Pollution and Environment)

High Peak Borough Council and Staffordshire Moorlands District Council

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