

Consultee Comments for Planning Application

DC/23/1998/FUL

Application Summary

Application Number: DC/23/1998/FUL

Address: Warehouse Land Off Stour Valley Road Haverhill Suffolk

Proposal: Planning application - one commercial building with associated pallet storage area (class E (g) (iii))|cr|

Case Officer: Savannah Cobbold

Consultee Details

Name: Mr Terence Stocks

Address: St Edmundsbury Borough Council, St Edmundsbury House, Western Way Bury St Edmunds, Suffolk IP33 3YU

Email: Not Available

On Behalf Of: Environment Team

Comments

CONTAMINATED LAND

Submissions Reviewed:

1) Geosphere Environmental Ltd, Phase 1 Desk Study and Preliminary Risk Assessment, dated October 2021.

The Geosphere report constitutes a Phase 1 Desk Study in accordance with the National Planning Policy Framework (NPPF), which requires adequate site investigation information, prepared by a competent person (paragraph 183c).

The report is generally thorough and includes a Conceptual Site Model in Section 5 which assesses the typical contaminant linkages associated with redevelopment of a brownfield industrial site.

In this case the report identified a number of potentially plausible contaminant linkages (risks) affecting the site and its proposed development, mainly relating to the potential for contaminated made ground to be present as a result of the sites historical use as a furniture factory, as well as the former presence of storage tanks and numerous off-site sources including landfills, sewage works and petrol stations. It was therefore recommended that a Phase 2 Site Investigation should be undertaken in order to further assess these potential risks, including undertaking ground gas and groundwater monitoring where applicable. This investigation should be based on the

contaminant linkages described in the Conceptual Site Model within the Phase 1 report.

If this information is not received by the time the application is determined then the following conditions must be applied to any subsequent permission. The Phase 2 report once it has been completed will likely fulfil parts 1.i) and 1.ii) of the below.

Standard conditions 04G, 04H and 04I

1. No development approved by this planning permission shall commence until the following components to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the Local Planning Authority:

- i) A site investigation scheme,
- ii) The results of a site investigation based on i) and a detailed risk assessment, including a revised Conceptual Site Model (CSM),
- iii) Based on the risk assessment in ii), a remediation strategy giving full details of the remediation measures required and how they are to be undertaken. The strategy shall include a plan providing details of how the remediation works shall be judged to be complete and arrangements for contingency actions.

2. No occupation of any part of the permitted development shall take place until a verification report demonstrating completion of works as set out in the remediation strategy is submitted to and approved, in writing, by the Local Planning Authority.

3. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.

Reason (for all three conditions)

To protect and prevent the pollution of controlled waters, future end users of the land, neighbouring land, property and ecological systems from potential pollutants associated with current and previous land uses in line with National Planning Policy Framework (NPPF), paragraphs 174, 183, 184, Environment Agency Groundwater Protection: Principles and Practice (GP3), Policy CS2 (Sustainable Development) of the Core Strategy and Policy DM14 of the Joint Development Management Policy. This condition requires matters to be agreed prior to commencement since it relates to consideration of below ground matters that require resolution prior to further development taking place, to ensure any contaminated material is satisfactorily dealt with.