

Consultee Comments for Planning Application

DC/23/2052/P3CMA

Application Summary

Application Number: DC/23/2052/P3CMA

Address: 4 Station Road Haverhill Suffolk CB9 0EU

Proposal: Prior Approval Application under Part 3 of the Town and Country Planning (General Permitted Development) Order 2015 - from Use (Class E) commercial, business and service to Use (Class C3) dwelling houses to create two dwellinghouses

Case Officer: Adam Yancy

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

Thank you for consulting the Environment team on DC/23/2052/P3CMA, Prior Approval Application under Part 3 of the Town and Country Planning (General Permitted Development) Order 2015 - from Use (Class E) commercial, business and service to Use (Class C3) dwelling houses to create two dwellinghouses,4 Station Road Haverhill Suffolk CB9 0EU, please see comments below.

Contaminated land - HOLDING OBJECTION

As the current use is Commercial the application does not contain sufficient information on the risk posed by potential contamination at the site and therefore does not accord with the National Planning Policy Framework (NPPF), Policy CS2 (Sustainable Development) of the Core Strategy and Policy DM14 of the Joint Development Management Policies Document.

This does not accord with the requirements of the NPPF, which requires adequate site investigation information, prepared by a competent person, to be presented (paragraph 183c). All investigations of land potentially affected by contamination should be carried out in accordance with established procedures (such as BS10175). The submitted information does not meet the requirements of the established procedures (and therefore also the NPPF). A Phase One Desk Study, including a site walkover and undertaken by a competent person, is required.

Air Quality

No comment as there are no parking spaces designated for the application.

many thanks