

Consultee Comments for Planning Application

DC/22/2143/FUL

Application Summary

Application Number: DC/22/2143/FUL

Address: Land At Empire Yard Brook Service Yard Haverhill Suffolk

Proposal: Planning application - eight residential units

Case Officer: Charlotte Waugh

Consultee Details

Name: Mr Matthew Axton

Address: West Suffolk House, Western Way, Bury St Edmunds, Suffolk IP33 3YU

Email: Not Available

On Behalf Of: Environment Team

Comments

CONTAMINATED LAND:

Since our comments made on the 16 January 2023, a Phase 1 Land Contamination Risk Assessment undertaken by Castledine Environmental, reference 3468D dated February 2023 has been submitted. This report provides a summary of the history and environmental setting of the site and surrounding area and identifies a number of historical potential sources of contamination. The report recommends that the intrusive investigations are undertaken to further assess the potential for contamination.

We are satisfied with the scope and conclusions of the report and can withdraw our objection of the 16 January. However, given the need for further investigation, we recommend the standard land contamination condition is attached, should planning be granted.

PROPOSED CONDITION:

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.