

RESPONSE FORM – ENVIRONMENT TEAM

Planning and Growth, St Edmundsbury
Borough Council, West Suffolk House,
Western Way, Bury St Edmunds Suffolk,
IP33 3YU

Case Officer: Chris Rand
Direct Line: 01284 757352

Application No: DC/15/2424/OUT

Consultation Period Expires: 24th December 2015

Environment Team (Name):

Matthew Axton
Environment Officer

Environment Team Reference No.:

WK/201529458

CONSULTATION ON APPLICATION RECEIVED BY LOCAL PLANNING AUTHORITY

PROPOSAL Outline Planning Application (Means of Access to be considered) - Cross Boundary Application - creation of up to 46,000 sq m of floor space for uses within B1,B2 and B8 of the Use Classes Order, road side uses (petrol filling station and restaurant/s, Use Class (A3/A5), car dealerships(sui generis), ancillary lorry park for Business Park occupiers, together with landscaping, car and HGV parking and associated works and facilities including access.

LOCATION Land Adj Haverhill Business Park, Bumpstead Road, Haverhill, Suffolk,

APPLICANT Hammond Rutts Investments Ltd

AGENT Stutchbury Associates Limited

Section(s) Responding(Please tick):

Contaminated Land Local Air Quality Private Water Supplies

Sustainable Development Environmental Permitting Issues Commercial & Food:

DO THE ENVIRONMENT TEAM OBJECT TO THIS APPLICATION: **NO**

Comments to explain why ET object/support the application:

Air Quality:

The application is supported by an *Air Quality Assessment* undertaken by Ove Arup and Partners Ltd (Arup), reference 238826-00, dated November 2015. The assessment quantifies the likely impact the proposed development will have on the local air quality during both the construction and operational phase of the development. The Environment Team are satisfied that the proposed development will have a negligible impact on the local air quality during the operational phase, both in terms of PM₁₀ and NO₂, and therefore we do not require any further assessment or any specific mitigation measures to be implemented at the site for the operational phase.

The impact during the construction phase will be assessed separately.

Land Contamination:

The application is supported by a *Phase I Desk Study Environmental Assessment*, undertaken by Delta-Simons, reference 15-0210.01E, dated October 2015. The Assessment does not identify any significant contamination risks associated with the site, however, it does identify a landfill immediately adjacent to the North East of the site, which is associated with the former railway line. The Delta-Simons Assessment does not adequately address the risks associated with this off site landfill. Therefore we recommend that the standard land contamination condition is attached to any planning permission that may be granted so that this risk can be adequately investigated.

Suggested conditions or amendments:

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 (based on the approved Preliminary Risk Assessment (PRA) within the approved Desk Study), to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
 - 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), an options appraisal and 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. The plan shall also detail a long term monitoring and maintenance plan as necessary.
2. No occupation of any part of the permitted development shall take place until a verification report demonstrating completion of works set out in the remediation strategy in iii). The long term monitoring and maintenance plan in iii) shall be updated and be implemented as approved.
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

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 109, 120, 121, 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.

Observations on non planning issues:

DATE: 17th December 2015