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**SUFFOLK**

Persimmon House

Orion Court

Orion Avenue

Great Blakenham

Suffolk

IP6 0LW

Planning Department  
West Suffolk Council  
West Suffolk House  
Western Way  
Bury St Edmunds  
Suffolk  
IP33 3YU  
FAO Ms P Mills

Our Ref:  
Haverhill2B/045/IJ  
Date: 11<sup>th</sup> August 2021

Dear Ms Mills,

**Re: Discharge of Condition B25 (Contamination) of outline planning permission in respect of remaining phases (2b, 3a and Local Centre, 3b, 4, 5a and 6). Land North West of Haverhill, Anne Suckling Road, Little Wratting, Suffolk.  
Planning Ref: SE/09/1283**

I refer to the details submitted via the Planning Portal (PP-10123950), in respect of the discharge of conditions attached to the outline planning permission which was approved on 27 March 2015.

The planning fee of £116 has been submitted via the Planning Portal.



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The conditions and details are as follows:

**Condition B25 – Contamination**

***Within any phase, development other than that required to be carried out as part of an approved scheme of remediation must not commence until parts 1 to 3 of this condition have been complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until part 4 has been complied with in relation to that contamination.***

***1. Site Characterisation An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on that particular phase, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:***

- (i) a survey of the extent, scale and nature of any contamination identified;***
- (ii) an assessment of the potential risks to: o human health, o property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes, o adjoining land, o groundwaters and surface waters, o ecological systems, o archaeological sites and ancient monuments;***
- (iii) an appraisal of remedial options, and proposal of the preferred option(s). This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.***

***2. Submission of Remediation Scheme A detailed remediation scheme (which may be on a phased basis), to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.***



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***3. Implementation of Approved Remediation Scheme*** *The approved remediation scheme must be carried out in accordance with its terms. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works. Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.*

***4. Reporting of Unexpected Contamination*** *In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of part 1, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of part 2, which is subject to the approval in writing of the Local Planning Authority.*

***Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with part 3.***



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A report titled 'Contamination Report - Boyton Place Haverhill' has been submitted via the portal in order to address condition B25, in relation to phases 2b, 3a and the Local Centre, 3b, 4, 5a and 6. A report titled '995,SI-Report,SG,PD,11-12-14,V1(December 2014)' has been emailed to yourself in order to address condition B25, due to the file size of the document in question.

For clarity, it must be stressed that this application for discharge of condition B25 **does not include phases 5b and 5c**. Confirmation of this approach was provided by Matthew Axton, Environmental Health Officer at West Suffolk Council, and yourself. For further clarification, a plan titled '039-E-SK70 Contamination Report Phase Plan' has been submitted in order to highlight the areas of the site excluded from the application discharging condition B25.

An application for discharge of Condition B25 for phases 5b and 5c will be discharged in the future following further investigation, as recommended by Matthew Axton in 2017, where a new report will be submitted in order to discharge condition B25 for these two phases in the future.

I trust that the information submitted is acceptable and satisfies the requirements to discharge Condition B25 for the phases described (2b, 3a and Local Centre, 3b, 4, 5a and 6). If you have any questions or require any further information, please do not hesitate to contact me.

Yours sincerely,



Isaac Jolly  
Land and Planning Graduate  
[Isaac.Jolly@persimmonhomes.com](mailto:Isaac.Jolly@persimmonhomes.com)  
**Persimmon Homes (Suffolk) Ltd**