

Consultee Comments for Planning Application

DC/26/0751/FUL

Application Summary

Application Number: DC/26/0751/FUL

Address: Fire Water Lagoon 16 Piperell Way Haverhill Suffolk

Proposal: Planning application - lagoon to retain water dispersed from fire water tanks in the event of a fire

Case Officer: Amy Murray

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: Contaminated Land And Air Quality

Comments

Thank you for consulting the Environment team regarding application DC/26/0751/FUL, please see our comments below.

Contaminated land

After reviewing the phase 1 report by Adler and Allan, ref FJ412350_R001 dated 30th July 2025 and Phase 2 report by Adler and Allan, ref FJ412350_R001 dated 5th August 2025. The reports are generally thorough and represents the typical plausible contaminant linkages (risks) in a Conceptual Model. A number of potential risks were identified and investigated, mostly associated with the quality of made ground in the shallow soils and potential future interaction with this material by site users. On this basis, they have recommended that further intrusive investigation is carried out after the removal of stockpiled material comprising shallow soil sampling and laboratory testing is undertaken to further assess these risks.

This service agrees with this and would require the below conditions if this information is not received prior to the decision being made.

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 193, 196, 197, Environment Agency Groundwater Protection: Principles and Practice (GP3), Policy Policy SP1 (The Climate and Environment Emergency and Sustainable Development) of the Core Strategy and Policy LP7 of the West Suffolk Local Plan. 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.

Many thanks