

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 - OBJECTION:

The application is supported by a completed copy of the West Suffolk Council contaminated land questionnaire and a supporting Groundsure Enviro Insight report. The questionnaire is only applicable to the lowest risk sites, which includes developments of one or two dwellings on an existing residential or greenfield site. The application is for 8 dwellings and is neither an existing residential or greenfield site, being a town centre location with a long history of development. We note that the Groundsure report highlights previous on site land use as a garage, which is confirmed by historical maps held by this department. Garages are known significant potential sources of contamination through both above and below ground fuel storage and vehicle maintenance activities.

Given the historical uses at the site and the proposed development, the site will need a contamination assessment in line with the requirements of the NPPF. That is, a land contamination risk assessment in line with established procedures (Such as BS10175) undertaken by a competent person (as defined by the NPPF). In the first instance this is likely to comprise a Phase One Desk Study report, including site walkover, undertaken by a specialist Geo-Environmental consultant.

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.

AIR QUALITY:

The application does not provide any on-site parking and we do not therefore require our usual

conditions relating to electric vehicle charging points.