

From:Planning.Help
Sent:Mon, 9 Nov 2015 07:53:15 +0000
To:planning.technical
Subject:FW: DC/15/1661/OUT - Land Adjacent To 4 South Lodge Drive Fornham St Genevieve Suffolk IP28 6TQ

From: Axton, Matthew
Sent: 06 November 2015 14:06
To: Waugh, Charlotte
Cc: Planning.Help; Paul Hadjikyriacou (paul@demeter-environmental.co.uk); 'Louise Gregory'
Subject: DC/15/1661/OUT - Land Adjacent To 4 South Lodge Drive Fornham St Genevieve Suffolk IP28 6TQ

Dear Charlotte,

Further to the receipt of the Phase I Desk Study Report For Land Adjacent to 4 South Lodge Drive, Fornham St Genevieve, Suffolk, IP28 6TQ, undertaken by Demeter Environmental Ltd, reference 15-10-03 Revision 1, dated October 2015, I can confirm that this Service can **remove its objection** to application DC/15/1661/OUT, however, we would recommend that the below condition is added to any planning application granted to ensure the safe occupancy of the site.

The Desk Study identifies the former uses of the site and gives recommendations for intrusive investigations, including specialist works such as a UXO survey. The works outlined in Section 9 of the Desk Study are considered suitable and effectively fulfil Part 1. Section i) of the below recommended Condition.

Recommended Condition

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.

I trust the above is clear, however, if you have any further questions or queries please do not hesitate to contact me.

Kind regards

Matthew Axton
Environment Officer
Environmental Health
Planning and Growth

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