

From: [REDACTED]
To: [PScan1](#)
Subject: FW: 19/01068/DISC-A DISCHARGE OF CONDITIONS 8, 9 and 10 of Planning Permission 19/01068/O:
Outline application for residential development
Date: 18 July 2022 14:23:21

From: Fabia Pollard [REDACTED]
Sent: 15 July 2022 14:20
To: Lizzie Benefe [REDACTED] Disc Team <discteam@West-Norfolk.gov.uk>
Cc: Ashley Wheeler [REDACTED]
Subject: RE: 19/01068/DISC-A DISCHARGE OF CONDITIONS 8, 9 and 10 of Planning Permission 19/01068/O: Outline application for residential development

Our Ref: 21/07800
RE: Sunnyside, Market Lane Walpole St Andrew

Hi Lizzie

Conditions 9 & 10 require submission of a site characterisation a remediation scheme respectively.

We had asked for more information as the recommendations of the phase 1 report were for further investigative work to determine if remediation is required. The applicant has submitted a Phase II Site Investigation Report, dated June 2022 by Demeter Environmental. The report reviews the earlier desk study report and sets out the aims and scope of the further works including investigation of the footprints of the former tanks and laboratory analysis of selected soil samples.

It is reported that there were some exceedances of assessment criteria for arsenic in soil and benzo(a)pyrene. I believe there may be an error on the Appendix H contamination assessment tables as some pages for organics have a value of 10 for all the results I think may represent a limit of detection but are unlikely to be the value reported by the laboratory. The former tank locations which are outside the development area are not considered to be a risk to the development.

The report concludes that there are potential risks to human health and potable water from made ground and recommends removal of made ground as a preferred remediation option as this will involve the least material movement if site levels are not to be raised. The information provided is sufficient to characterise the site and to discharge the requirements of condition 9.

Condition 10 requires a detailed remediation scheme. The Phase II report outlines the preferred remedial option. However, this is not a detailed scheme. The Phase II report refers to a Phase IIIa implementation Plan which may meet this requirement. The applicant will need to submit a remediation scheme for approval before we can recommend that condition 10 is discharged.

regards

Fabia Pollard RSoBRA
Scientific Officer

Environmental Quality
Environment & Planning
Borough Council of King's Lynn and West Norfolk

