

From: BMSDC Planning Area Team Yellow <planningyellow@babberghmidsuffolk.gov.uk>

Sent: 12 Jan 2024 01:42:59

To:

Cc:

Subject: FW: (WK/000329890) DC/23/05654. Land Contamination.

Attachments:

From: Nathan Pittam <Nathan.Pittam@babberghmidsuffolk.gov.uk>

Sent: Friday, January 12, 2024 1:12 PM

To: BMSDC Planning Area Team Yellow <planningyellow@babberghmidsuffolk.gov.uk>

Subject: (WK/000329890) DC/23/05654. Land Contamination.

EP Reference : WK/000329890

DC/23/05654. Land Contamination.

Old Hall Farm, Haughley Green, Haughley, STOWMARKET, Suffolk, IP14 3RR.

Application to determine if Prior Approval is required for a proposed Change of Use of Agricultural Buildings to Dwellinghouses (C3) and for building operations reasonably necessary for conversion. Town...

I have no objection to the proposed development provided that the condition below is included with any permission that may be granted which is in line with the recommendations of the Phase I report by Demeter Environmental submitted for consideration with the application. Without this condition I would be minded to recommend that the application be refused until such time as the applicant is able to demonstrate that the site can be made suitable for use without need for the condition. Also, any variation to the proposed condition either by the planning team or the developer should be approved by Environmental Protection prior to inclusion – any unapproved variation may result in Environmental Protection being unable to comment on future discharge of condition applications.

We would recommend contacting us for any information that we may hold regarding the contamination status of the site to inform any future report to assist with the planning process. Any such request should be made to our data protection team via email to dataprotection@babberghmidsuffolk.gov.uk.

For the purposes of clarity these comments **only** relate to matters of Land Contamination.

Regards

Nathan

Nathan Pittam BSc. (Hons.) PhD

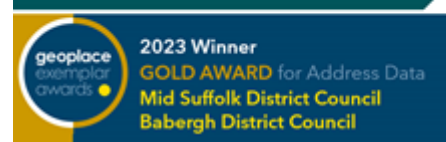
Senior Environmental Management Officer

Babergh and Mid Suffolk District Councils – Working Together

e: Nathan.pittam@babberghmidsuffolk.gov.uk

w: www.babergh.gov.uk www.midsuffolk.gov.uk

I am working flexibly - so whilst it suits me to email now, I do not expect a response or action outside of your own working hours



Proposed Condition: Standard Contaminated Land Condition (CL01)

No development shall take place until:

1. A strategy for investigating any contamination present on site (including ground gases, where appropriate) has been submitted for approval by the Local Planning Authority.
2. Following approval of the strategy, an investigation shall be carried out in accordance with the strategy.
3. A written report shall be submitted detailing the findings of the investigation referred to in (2) above, and an assessment of the risk posed to receptors by the contamination (including ground gases, where appropriate) for approval by the Local Planning Authority.
4. Subject to the findings of the risk assessment to in (3), an options appraisal should be produced and a confirmed Remediation Scheme shall be submitted for approval.
5. Any remediation work shall be carried out in accordance with the approved Remediation Scheme.
6. Following remediation, evidence shall be provided to the Local Planning Authority verifying that remediation has been carried out in accordance with the approved Remediation Scheme.

Reason: To identify the extent and mitigate risk to the public, the wider environment and buildings arising from land contamination.

It is important that the following advisory comments are included in any notes accompanying the Decision Notice:

“There is a suspicion that the site may be contaminated or affected by ground gases. You should be aware that the responsibility for the safe development and secure occupancy of the site rests with the developer.

Unless agreed with the Local Planning Authority, you must not carry out any development work (including demolition or site preparation) until the requirements of the condition have been met, or without the prior approval of the Local Planning Authority.

The developer shall ensure that any reports relating to site investigations and subsequent remediation strategies shall be forwarded for comment to the following bodies:

- Local Planning Authority
- Environmental Services
- Building Inspector
- Environment Agency

Any site investigations and remediation strategies in respect of site contamination (including ground gases, where appropriate) shall be carried out in accordance with current approved standards and codes of practice.

The applicant/developer is advised, in connection with the above condition(s) requiring the submission of a strategy to establish the presence of land contaminants and any necessary investigation and remediation measures, to contact the Council's Environmental Protection Team.”