

MEMORANDUM

To : **MR CARL BRACE, PLANNING SERVICES, PLOUGH LANE OFFICES-**

From : **ANDREW TURNER - TECHNICAL OFFICER (AIR, LAND & WATER PROTECTION)**

Tel : **01432 260159** My Ref : **ATP1 183646/172780**

Date : **13TH December 2018** Your Ref : **183646**

PP - APPROVAL OF DETAILS RESERVED BY CONDITION

183646- APPLICATION FOR APPROVAL OF DETAILS RESERVED BY CONDITIONS 5 6 7 8 9 10 11 13 18 20 23 & 24 ATTACHED TO PLANNING PERMISSION 172780.

LAND ADJACENT TO HUNTERS HALL, KNOWN AS FROG'S BOTTOM, HR9 7GP

“AGRICULTURAL REPORT”, PREPARED BY GROUNDSURE, DATED; 7TH NOVEMBER 2014, REPORT REF: XP-PB1-1754593”.

The request for discharge of contaminated land conditions has been submitted with the above report and I would make the following comments with contamination and human health in mind only.

Unfortunately, the submitted information does not constitute a potentially contaminated land investigation in terms of BS10175:2011 or CLR 11 (good practice guidance for the assessment of potentially contaminated sites).

The report confirms (on page 16), that *‘it does not contain a detailed Conceptual Site Model as required in National Planning Policy Framework (NPPF)’* and advises that *‘it may prove highly effective in determining whether such further assessment is appropriate’*.

The submitted Groundsure report identifies that the farm does not appear to *‘have any areas with the potential for significant contaminative risk, and no significant areas of infilling have been noted across the property’*. Whilst this is reassuring, it does not satisfy the outstanding condition which requires developers to ensure the site is safe when considering its intended use (in this instance, residential use).

The report also identifies that *‘localised areas may have been impacted by the storage of agricultural chemicals and fuel in identified units’*

Therefore having reviewed the above mentioned report we are unable to discharge conditions 13, 14 and 15 at this stage. We would ask that a potentially contaminated land investigation in terms of the above mentioned guidance is submitted that identifies the sites’ proposed residential use in relation to the potentially contaminated land uses at and within the vicinity of

the proposed development as outlined in the associated conditions (the former landfill site and site's former agricultural use, respectively)

ANDREW TURNER