Online Comment

Application	H19-0954-18
Location	West of Bank House Farm South Eau Bank Throckenholt PE12 0QW
Proposal	Details of landscaping, boundary treatments and scheme for contamination (Conditions 3, 4, and 5 of H19-0527-18)

Name	Sue Armour
Address	Environmental Protection Officer SHDC
Date Submitted	08-10-18
For/Against	Comments

I have reviewed the information submitted 'Groundsure Enviro Insight ref GS-5336438' dated 17 August 2018. It is not possible to recommend discharge of the contaminated land condition at the current time.
The submission of a commercial environmental search (produced by Sitecheck, Envirocheck, Homecheck or Groundsure etc) on its own is not sufficient to meet the requirements of a Phase 1 report. These reports may contribute useful factual information about the site but do not contain the level of interpretation required for a full phase 1 assessment, nor do they give any consideration to the proposed development.
The purpose of a Phase 1 assessment is to obtain a good understanding of a site's history, its setting and its potential to be affected by contamination. Phase 1 comprises a desk study, a site walkover and a conceptual site model, with the findings compiled in a Phase 1 report. The results of a Phase 1 assessment will determine if further investigation is required.
I strongly suggested that an appropriately qualified person , as directed by The National Planning Policy framework, be employed to undertake this work.