

Online Comment

Application H19-1224-19
Location North of The Oaks 251 Broadgate Road Sutton St Edmund PE12 0LT
Proposal Details of scheme to deal with Contamination and Final Archaeological Report (Conditions 17 and 18 of H19-0838-18)

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Date Submitted 05-03-20
For/Against Comments

It appears that the developer has mostly completed the development without discharging the pre-commencement condition. The onus is on them to show that they have achieved a safe development, and sufficient information is not included within the Goldfinch Environmental letter dated 9th December 2019 to demonstrate that.

The letter is not particularly clear, however it appears to suggest that the above ground fuel tank was removed from site and no staining was noticed, although the report is not clear as to who undertook this visual assessment. The location of the fuel tank is thought to be below the existing road way, which is favourable in terms of exposure potential.

I am a little confused regarding the statement about road planning's - they can be considered hazardous waste due to high Poly Aromatic Hydrocarbons content and without testing would not be considered suitable for inclusion in a residential setting.

The high exposure area here is in the garden areas. Gardens have apparently been increased in elevation by 500-600mm, although I did not notice such a significant difference with adjacent land when I visited the site. The letter does not identify exactly where the imported soil came from - and I am assuming there will not be any transfer notes for this material.

The question for me is 'what is a reasonable minimal amount of information that is needed in order to show a safe development?' The only way forward that I can see at this time for is for sampling and soil description within the high exposure garden areas.