Online Comment

Application	H20-0947-21
Location	Land adj. Havencombe Chapelgate Sutton St James PE12 0EF
Proposal	Residential development comprising 30 dwellings with associated estate roads, landscaping & open space

---

Name	Sue Armour
Address	Environmental Protection Officer SHDC
Date Submitted	07-10-21
For/Against	Comments

I have reviewed the Geomatters consulting Engineers report 'SITE OFF CHAPELGATE, SUTTON ST. JAMES PHASE I AND PHASE II GEO-ENVIRONMENTAL INVESTIGATION FOR SHIELDS WILSON LTD' Project No: GML21135 Report Ref: GML21135/2/0 Date: June 2021 Rev.0 and am in general agreement with the findings. Remedial action is required at this location in order to achieve a safe development. I therefore recommend that the following conditions are added to any permission granted:
Condition one
The development hereby permitted shall not be commenced until a scheme to deal with any contamination of land or pollution of controlled waters, has been submitted to and approved in writing by the Local Planning Authority (LPA).
The scheme shall include the following measures unless the LPA dispenses with any such requirement in writing.
A written method statement detailing the remediation strategy for land contamination and/or pollution of controlled waters affecting the site and a timetable for their completion shall be submitted to and approved in writing by the LPA. This shall include details of the proposed verification plan including compliance criteria and monitoring details.
No deviation shall be made from this scheme without the express written agreement of the LPA. If during redevelopment contamination not previously considered is identified, then the LPA shall be notified immediately and no further work shall be carried out until a method statement detailing a scheme for dealing with the suspected contamination has been submitted to and agreed in writing by the LPA.

Condition two
Prior to the first occupation of the development, two full copies of a verification report shall be submitted to and approved in writing by the LPA.
The report shall provide verification that the required works regarding contamination have been carried out in accordance with the approved Method Statement(s). Post-remediation sampling and monitoring results shall be included in the closure report to demonstrate that the required remediation objectives and criteria has been fully met.
Note: The applicant is advised that the phased risk assessment required by the Contaminated Land Scheme Condition should be carried out in accordance with the procedural guidance of the Environmental Protection Act 1990 Part 11A.

Condition 3
I also request the Standard condition for a construction management plan, which should be developed along site the remediation method statement.