

Parcel B6

Outline application:

DC/21/90358

Vistry Group



Linden
HOMES

Vistry
Partnerships

21/05/2024

Parcel B6 is now 100% complete.

Condition 31 states:

The development hereby permitted shall not be occupied/brought into use until there has been submitted to the Local Planning Authority verification by the competent person approved under the provisions of Condition 30 (iii) that any remediation scheme required and approved under the provisions of Condition 30 (iii) has been implemented in full in accordance with the approved details (unless varied with the written permission of the Local Planning Authority in advance of implementation). Unless otherwise agreed in writing with the Local Planning Authority such verification shall comprise: (i) Built drawings of the implemented scheme; (ii) Photographs of the remediation works in progress; (iii) Certificates demonstrating that imported and /or material left in situ is free from contamination. Thereafter the scheme shall be monitored and maintained in accordance with the approved scheme under Condition 30 (iii)

31 (Land Remediation)

The response from Environmental Health requested the following:

The report states in respect of the land near WS375, that, "The form of construction in the area of WS375 is assumed to comprise permanent hard cover which prevents end users coming in to contact with these soils and thus no specific remedial action is required other than segregation of any soils excavated from this area and the soils being removed from the site. These soils would not be suitable for placement at all gardens or in the upper 0.5m of open space landscaping."

This recent report then goes on to refer to a further report regarding sampling and testing which was undertaken around WS375, also by GESL, letter report ref. GE15030-GR03-16-02-08. It is stated that this report confirms the elevated levels of soil contamination but that they are limited to the vicinity of WS375. However I have reviewed the information on file and cannot find this report.

Given that we do not have sight of this last report, ref: GE15030-GR03-16-02-08, nor confirmation that gardens or open space landscaping will not be located within 10m of WS375, nor the depth or nature of any imported soils forming land raise in this area, I am unable to support the application for discharge of condition at this time.

Reports:

GE15030-GR03-160208

GE18008-GR02-190911

Response:

As requested by Environmental Health please find attached a copy of letter report ref. GE15030-GR03-16-02-08. Geo-Environmental would like to point out that the letter (GR03) is not the conclusion of works in relation to this matter and must be read in conjunction was the second letter attached (GE18008-GR02-190911).

They also confirm that the nearest gardens are to the rear of the houses forming Plots 410 and 411 and thus clearly separate from the location WS375.