

Afternoon Stacey

I have reviewed JPG's Preliminary Geoenvironmental Ground investigation Report that has been submitted to support both the above applications. With regards to the contamination information within the report, there is nothing that causes me any contamination concerns at this stage. Obviously the scale of the investigation is limited due to the scale of the site, and further site investigations will be required on both sites to further delineate the contamination risks where little or no data currently exists. However I would propose that this can be addressed through conditions on the application. These further investigations will be able to provide further data to assess the contamination risks, and developed a robust remediation strategy for both developments. As I stated above, there does not appear to be any contamination risks that could not be addressed through remediation measures. As such I would recommend the following standard condition is attached to both applications to address the further requirements.

Contaminated Land

No development works shall begin until a report, endorsed by a competent engineer experienced in ground contamination and remediation, has been submitted and agreed with the Local Planning Authority. The report shall, amongst other matters, include the following:-

1. A survey of the extent, scale and nature of contamination.
2. An assessment of the potential risks to human health, property, adjoining land, groundwaters and surface waters, ecological systems and archaeological sites and ancient monuments.
3. An appraisal of remedial options, and proposal of the preferred option(s).
4. A remediation statement summarising the works to be undertaken (if required).
5. A Validation Report to confirm remediation works have been undertaken (if required).

The above must be conducted in accordance with the Environment Agency's Land Contamination Risk Management (LCRM) Guidance. The development shall thereafter be undertaken in full accordance with the submitted report. For further information, see BMBC's Supplementary Planning Document , "Developing Contaminated Land".

I hope this approach is acceptable to you, but should you wish to discuss anything further please give me a call.

Regards

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