

## **PW1284\_Planning Statement - Aug 2023**

Supporting the application for approval of details reserved by conditions

**Planning Permission Ref: DC/23/00639**

For the Development located at

**Elm Farm, Somersham Road, Little Blakenham, Ipswich Suffolk IP8 4NF**

This document has been prepared by Peter Wells Architects to support the discharge of conditions application and to confirm details as required under the following conditions of the Planning Permission, ref: DC/23/00639.

### **Condition 19 (part 1.)**

*Condition 19 part 1 reads:*

*Prior to the commencement of works to the hereby approved dwellings:*

*1. A strategy for investigating any contamination present on site (including ground gases, where appropriate) has been submitted for approval by the Local Planning Authority.*

### **Strategy for investigating any Contamination present on site:**

A Phase I Contamination Assessment was carried out by AF Howland Associates, dated 29 October 2019, and formed part of the approved full planning application, and which outlined a summary of the findings and recommendations in section 11 (pages 10 and 11) of the report.

Item 12 of this section forms the Strategy for Investigation and reads as follows:

12. It is recommended that an intrusive investigation of the near surface soils across the site is carried out to confirm the absence of any significant soil contamination, or otherwise to determine if the soil is suitable to be used within the proposed high exposure soft landscaped areas of the development. This should also include an assessment of the suitability of plastic water supply pipes, if the soil is aggressive to buried concrete, and confirmation of the presence/lack of mobile and/or leachable contamination and the presence/lack of asbestos within near surface soils. Representative samples of the groundwater beneath the site should also be taken to assess any potential impact from site upon the water environment.

Geosphere Environmental Ltd have now been appointed to carry out Intrusive Ground Investigations, and their scope of works include:

Window sampling; site supervision; Monitoring 3no Installations; Monitoring of Wells for Gas and Groundwater; Environmental Laboratory Testing Suites – Solis and Groundwater; and providing a report.

This report will be submitted to the Local Planning Authority, once available, and will be used to discharge Condition 19 part 3.