

Environmental Protection - Planning Consultation Response

Date Received: 14.02.2024
Our ref: 24/01341/PLNAPP

Responded:15.02.2024
ORBH

Your Ref: DC/24/0522/DRC

RE: Town Farm, Loam Pit Lane, Halesworth, Suffolk, IP19 8EZ

Planning reference: DC/24/0522/DRC

Proposal: Discharge of Condition Nos. 16 and 17 of DC/23/4882/VOC - Amendment to application DC/18/4947/OUT to allow for a phased development through the variation of plans on condition 3 to introduce a phasing plan and variation of Condition 25 as a development for Outline Application (Some Matters Reserved) - for up to 190 dwellings (Class C3) with associated access, landscaping, open space and drainage infrastructure. - Geoenvironmental & Geotechnical Site Investigation Report Submitted.

Thank you for your consultation regarding the proposed development above. The Environmental Protection Team's comments are given below.

Please note, the comments provided below reflect our views on the aspects of this proposed development which may need to be the subject of detailed planning conditions. These comments are not intended to be transposed into conditions verbatim without first being reviewed to ensure they are:

- necessary;
- relevant to planning and;
- to the development to be permitted;
- enforceable;
- precise and;
- reasonable in all other respects

1. Following correspondence relating to ground gas issues dated 23/01/2024 I am now satisfied we have received sufficient information for us to be able to recommend the discharge of condition Nos. 16 and 17 of DC/23/4882/VOC
2. This response reflects the opinion of Environmental Protection and is based upon the information submitted as part of this application. This does not constitute approval or endorsement of this information or of any assessment and subsequent remediation work undertaken in respect to this development. The responsibility to secure safe development remains with the developer and/or landowner as per section 190 of the National Planning Policy Framework and the applicant should ensure that they seek advice in relation to Land Contamination matters from a suitable competent person as defined by Annex 2 of the NPPF.

These comments are based on the details available at the time of writing. Any subsequent variations to those details, (such as changes to layout, orientation, type of use, days and times of operation, details of HVAC plant, etc.) may invalidate our comments.

If you have any questions or information about any changes to this application which may affect our assessment of the impacts, please email ep@eastsoffolk.gov.uk, quoting "our reference" listed above, and an Officer will do their best to assist you.

Kind Regards,

Ben Hunter
Environmental Health Officer