

# **SOUTH NORTHAMPTONSHIRE COUNCIL**

## **MEMORANDUM**

To: Samuel Dix – Planning

From: Romero Okikiade – Environmental Protection Officer

Date: 02 October 2020

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**Our ref: WK/202005304**

**TOWN & COUNTRY PLANNING ACT 1990**

**APPLICATION REF: S/2020/1376/MAO**

**PROPOSED DEVELOPMENT: Outline application for up to 69 dwellings, with associated access, landscaping, open space, and drainage infrastructure (all matters reserved other than access)**

**SITE: Land South Of, Blakesley Hill, Greens Norton, Northamptonshire.**

**SUMMARY OBSERVATION: No adverse comment subject to imposition of safeguarding Noise and Contaminated Land Conditions as detailed below.**

### **Detailed Observations:**

In response to your consultation on the above planning application, we would like to make the following general comments on this proposal.

### **Land contamination –**

Land contamination may be an issue depending on any former potentially polluting activities that may have been undertaken from the site or even possible elevated levels of natural occurring contamination such as arsenic, nickel or even vanadium.

The Desk Study Report (Ref. No 21146/O2-15/3784 Rev A) prepared by Mewies Engineering Consultants on behalf of Richborough Estates Ltd has been submitted with the application and reviewed.

Section 6.2 on page 25 of the above document advises that further intrusive ground investigation needs to be carried out on the site.

No development shall commence until the required further phased risk assessment has been carried out by a competent person in accordance with current government and Environment Agency Guidance and Approved Codes

of Practice. Each phase shall be submitted to and approved in writing by the Local Planning Authority.

### **1. Land contamination: Intrusive Investigation**

As a Phase 1 investigation has been completed as mentioned above, prior to the commencement of the development hereby permitted a comprehensive intrusive investigation in order to characterise the type, nature and extent of contamination present, the risks to receptors and to inform the remediation strategy proposals shall be documented as a report undertaken by a competent person and in accordance with DEFRA and the Environment Agency's *'Model Procedures for the Management of Land Contamination, CLR 11'* and submitted to and approved in writing by the Local Planning Authority. No development shall take place unless the Local Planning Authority has given its written approval that it is satisfied that the risk from contamination has been adequately characterised as required by this condition.

### **2. Land Contamination: Remediation Scheme**

If contamination is found by undertaking the work carried out under condition 1, prior to the commencement of the development hereby permitted, a scheme of remediation and/or monitoring to ensure the site is suitable for its proposed use shall be prepared by a competent person and in accordance with DEFRA and the Environment Agency's *'Model Procedures for the Management of Land Contamination, CLR 11'* and submitted to and approved in writing by the Local Planning Authority. No development shall take place until the Local Planning Authority has given its written approval of the scheme of remediation and/or monitoring required by this condition.

### **3. Land Contamination: Carry out Remediation**

If remedial works have been identified in condition 2, the development shall not be occupied until the remedial works have been carried out in accordance with the scheme approved under condition 3. A verification report that demonstrates the effectiveness of the remediation carried out must be submitted to and approved in writing by the Local Planning Authority.

### **4. Land Contamination not Previously Found (Unexpected Contamination)**

If, during development, contamination not previously identified is found to be present at the site, no further development shall be carried out until full details of a remediation strategy detailing how the unsuspected contamination shall be dealt with has been submitted to and approved in writing by the Local Planning Authority. Thereafter the remediation strategy shall be carried out in accordance with the approved details.

**Reason :** To ensure that any ground and water contamination is identified and adequately addressed to ensure the safety of the

**development, the environment and to ensure the site is suitable for the proposed use, to comply with Policy G3 of the South Northamptonshire Local Plan.**

### **Noise-**

Whilst the proposed development would not necessarily introduce any significant potential pollution conflict with the neighbouring land uses due consideration needs to be given to its exposure to noise from the surroundings.

Environmental Protection would therefore make no adverse comment in this respect subject to the condition below being imposed.

### **1-Insulation-against-external-noise-dwellings**

No development shall commence until a noise assessment has been undertaken and a scheme for protecting the proposed dwellings from noise sources affecting the site has been submitted to and approved in writing by the Local Planning Authority. Any assessment method and acoustic criteria used shall be prior agreed in writing with the local planning authority and any proposed mitigation scheme shall meet the design aims of the National Planning Policy Framework and Planning Practice Guidance. Any works which form part of the scheme shall be completed in accordance with the approved details before any of the permitted dwellings to which the scheme relates are occupied.

Reason: To ensure the creation of a satisfactory environment free from intrusive levels of noise and to comply with Policy G3 of the South Northamptonshire Local Plan.

### **NIN23 – Construction sites**

The applicant's and/or the developer's attention is drawn to the requirements of the Control of Pollution Act 1974, the Environmental Protection Act 1990 and the Clean Air Act 1993, which relate to the control of any nuisance arising from construction sites.

The applicant/developer is encouraged to undertake the proposed building operations in such a manner as to avoid causing any undue nuisance or disturbance to neighbouring residents. Under Section 61 of the Control of Pollution Act 1974, contractors may apply to the Council for 'prior consent' to carry out works, which would establish hours of operation, noise levels and methods of working

I trust these comments are self-explanatory but please do not hesitate to contact me direct on Ext 2354 if you have any queries.

- Environmental Protection Officer