

Should you require clarification on any of the above points, please contact Talib Butt In our Development Control team on 01522 785320.

Please note that our advice has not considered the risk of flooding from ground water, drainage systems, reservoirs, canals or ordinary watercourses. Therefore, the Local Planning Authority will need to be satisfied that the proposed development is also in accordance with other requirements of PPG25.

The submission of an amended FRA, which complies with the requirements of PPS25, and addresses the issues highlighted above, will assist the applicant in assessing the actual risk and consequence of flooding at this site.

Upon completion of an amended FRA, with our approval, the objection may be removed pending the imposition of any relevant planning conditions. Please note that, depending on the findings of the FRA, we may also be minded to maintain an objection to the principle of developing the site for residential use.

If you are minded to approve the application contrary to our objection, attention is drawn to paragraph 65 of PPG25, which advises that we should be re-notified, for you to explain why material considerations outweigh the objection, and to give us the opportunity to make further representations.

In the event that the applicant appeals a refusal of the planning application or non-determination we would be prepared to fully support the local planning authority and provide evidence at any public inquiry or informal hearing.

Contaminated Land

Should the applicant be able to resolve the above objection we request the imposition of a condition requiring a suitable site investigation is carried out into any contamination on site. We recommend the following wording:

- CONDITION** Development approved by this planning permission shall not be commenced unless :
- a) desk top study has been carried out which shall include the identification of previous site uses, potential contaminants that might reasonably be expected given those uses and other relevant information. And using this information a diagrammatical representation (Conceptual Model) for the site of all potential contaminant sources, pathways and receptors has been produced.
 - b) b) A site investigation has been designed for the site using the information obtained from the desk top study and any diagrammatical representations (Conceptual Model). This should be submitted to, and approved in writing by the LPA prior to that investigation being carried out on the site. The investigation must be comprehensive enough to enable:
 - a risk assessment to be undertaken relating to the receptors associated with the proposed new use, those uses that will be retained (if any) and other receptors on and off the site that may be affected;
 - refinement of the Conceptual Model;

- the development of a Method Statement detailing the remediation requirements.
- c) The site investigation has been undertaken in accordance with details approved by the LPA and a risk assessment undertaken.
- d) A Method Statement detailing the remediation requirements using the information obtained from the Site Investigation has been submitted to the LPA. This should be approved in writing by the LPA prior to that remediation being carried out on the site.

REASON

To ensure that the proposed site investigations and remediation will not cause pollution of the environment or harm to human health.

This is considered necessary at this site given its previous industrial use. The site also lies within an area designated as Groundwater Source Protection Zone 1 (Inner Zone) by the Environment Agency. This means that groundwater sources in this area are particularly sensitive to contamination due to the proximity of a source of abstraction.

Anglian Water Services Ltd. should be requested to demonstrate that the sewerage and sewage disposal systems serving the development have sufficient capacity to accommodate the additional flows, generated as a result of the development, without causing pollution or flooding.

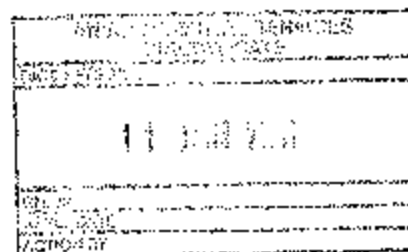
Information for Applicants

The proposed area for development lies within 250 metres of a former waste disposal site Conyamore Road.

Waste from the development must be re-used, re-cycled or otherwise disposed of in accordance with waste management legislation and in particular the Duty of Care.


Further information can be obtained from Lincoln Waste Regulation Team. Nothing other than uncontaminated excavated natural materials shall be tipped on the site.

Responsibility for the safe development and secure occupancy of this development rests with the developer.



Should you require any additional information, or wish to discuss these matters further, please do not hesitate to contact Jacob Newby on the number below.

Yours faithfully



Mr Richard Kisby
Team Leader Planning Liaison

Direct dial

Direct fax

Direct e-mail kisbyr.Lincoln2.AN@environment-agency.gov.uk

End

4