Consultee Comments for Planning Application 20/00873/FULM

Application Summary
Application Number: 20/00873/FULM
Address: Field Reference Number 7108 Eakring Road Bilsthorpe Nottinghamshire
Proposal: Residential development of 103 dwellings and associated access and infrastructure
Case Officer: Laura Gardner

Consultee Details
Name: Mr Jim Hemstock
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On Behalf Of: Environmental Services - Contaminated Land - NSDC

Comments
I have now had the opportunity to review the Geo-Environmental Assessment report submitted by Travis Baker Geo-Environmental Ltd in support of this planning application.

The report considers the previously submitted Desktop Study (Rodgers Leask Environmental) and uses this information to plan a scope of intrusive investigations.

Following sampling, elevated PAH is identified in two of the samples taken. Statistical analysis confirms that the results remain elevated and further PAH sampling is recommended.

I would agree with this recommendation and note that the two sample points with elevated PAH (TP03 and TP07) are towards the Western site boundary which borders the former mineral railway and colliery site beyond it. I would therefore expect these features to be taken into account when planning the additional sampling. Furthermore, I would expect some asbestos sampling given the close proximity to the former railway.

The report then goes on to recommend possible remedial options, whilst I would reserve comment on this until the additional sampling work is completed, I would point out that all of Nottinghamshire Local Authorities require the top metre to be free from contamination in rear gardens.

I note the ground gas monitoring and analysis has concluded that the gas regime is categorised as CS1 (no gas protection needed). I cannot agree with this assessment as ground gas was only monitored on four occasions. Gas monitoring should be carried out on a minimum of six occasions over a period of three months when atmospheric pressure is low and falling (as was recommended in the Rodgers Leask Desktop Study). Monitoring should be targeted at locations where potential sources of ground gas were identified in the desktop study.

Due to the above outstanding matters, I would recommend the continued use of the full phased contamination condition.