South Gloucestershire Council

Memorandum to: Jonathan Ryan Development Control
From: Environmental Protection Environmental Services
Contaminated Land Officer
Date: 12th April 2022
Your Reference: P22/01300/O
Our Reference: DWA/EH22/001239/EHCONP
Tel: 01454 868001
Email: environmental.protection@southglos.gov.uk

PLANNING CONSULTATION

Location: Land At Sodbury Road Wickwar South Gloucestershire GL12 8PG
Description: Erection of up to 180 dwellings, a local shop and associated infrastructure (Outline) with access to be determined; all other matters reserved.

With reference to the above planning application, I would make the following observations:

1) No adverse comments. [ ]

2) I have no objections in principle, but would recommend that you consider the information-outlined below. [X]

3) Prior to commenting, I would like further information as detailed below. Without this information, I cannot make an informed decision on this application. [ ]

Potential for land contamination

The following report has been reviewed by Worcestershire Regulatory Services (WRS) on behalf of the Environmental Protection Team.

- **Phase 2 Ground Investigation, South Farm, Wickwar, Ref: B05313-CLK-XX-XX-RP GT-0002, by Clakebond, dated 08/02/22.**

A Desk Study report was reportedly undertaken previously but has not been submitted with the application. (Clarkebond - ref B05313-CLK-00-XX-RP-GE-0001 April 2020).

The Ground Investigation did not identify any risks to human health or groundwater. Elevated zinc was identified, however no impact on vegetation was noted. Discussion with the landscape architect is required to assess the significance of the raised zinc concentrations identified (issue for plant growth). Basic radon protection is required however based on the findings of the investigation no ground remediation is necessary.

The above comments are based on WRS review of the submitted site investigation. A copy of the desk study report should be submitted for consideration before commenting further on the suitability of the site investigation.