Wiltshire Council

Bewley Homes
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15 October 2024

Dear Sir/Madam

Discharge of Condition

Application No:	PL/2023/06993
Proposal:	Discharge of Condition 32 Contamination of planning application 16/02609/OUT (Outline application for redevelopment of the Cotswold Community to provide 75 dwellings and associated works including replacement of 27 existing dwellings and the conversion of existing listed buildings).
Site Address	Cotswold Community School, Cotswold Community, Ashton Keynes, SN6 6QT
On Behalf of	Bewley Homes

Thank you for your recent request to discharge conditions related to the above.

The local planning authority hereby confirms that the details submitted satisfy the following condition of the above planning decision:

Condition 32
The local planning authority hereby confirms that the supplied details are acceptable and sufficient to discharge the condition. For the avoidance of doubt the approved documents are as follows:
- Phase 1 review and Phase 2 Supplementary Ground Investigation Report, dated 13/10/2023 and received 12 December 2023; and
- Remediation Implementation Plan, and received 10 September 2024.

To comply with this condition, the development shall not proceed other than in accordance with the above approved details unless otherwise agreed in writing with the local planning authority.

List of conditions discharged by this request. (1)

32	Prior to the digging of foundations for the first dwelling hereby approved (other than that required to be carried out as part of a scheme of remediation approved by the Local Planning Authority under this condition), until steps (i) to (iii) below have been fully complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until step (iv) has been complied with in full in relation to that contamination. Step (i) Site Characterisation: An investigation and risk assessment must be completed to assess the nature and extent of any contamination on the

site, whether or not it originates on the site. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings submitted to and approved in writing by the Local Planning Authority. The report of the findings must include: - A survey of the extent, nature and scale of contamination on site; - The collection and interpretation of relevant information to form a conceptual model of the site, and a preliminary risk assessment of all the likely pollutant linkages; - If the preliminary risk assessment identifies any potentially significant pollutant linkages a ground investigation shall be carried out, to provide further information on the location, type and concentration of contaminants in the soil and groundwater and other characteristics that can influence the behaviour of the contaminants; An assessment of the potential risks to o human health, o property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes, o adjoining land, o groundwater and surface waters, o ecological systems, o archaeological sites and ancient monuments; This must be conducted in accordance with DEFRA and the Environment Agency's "Model Procedures for the Management of Land Contamination, CLR 11" and other authoritative guidance. Step (ii) Submission of Remediation Scheme:

Yours faithfully

Head of Development Management