From: Ayres, Lucy
Sent: 29 March 2023 12:09
To: Vellance, Steven
Subject: PL/2023/01565 - Sewage Works, Upper South Wraxall

Dear Mr Vellance,

We have been consulted regarding PL/2023/01565 - Sewage Works, Upper South Wraxall.

In regard to contaminated land, we agree with the conclusions drawn in the submitted Phase 1 GeoSmart Investigation. As such we recommend the following condition, where step i is already satisfied:

No development shall commence on site until an investigation of the history and current condition of the site to determine the likelihood of the existence of contamination arising from previous uses (including asbestos) has been carried out and all of the following steps have been complied with to the satisfaction of the Local Planning Authority:
Step (i) A written report has been submitted to and approved by the Local Planning Authority which shall include details of the previous uses of the site and any adjacent sites for at least the last 100 years and a description of the current condition of the sites with regard to any activities that may have caused contamination. The report shall confirm whether or not it is likely that contamination may be present on the site and the potential impact of any adjacent sites.
Step (ii) If the above report indicates that contamination may be present on, under or potentially affecting the proposed development site from adjacent land, or if evidence of contamination is found, a more detailed site investigation and risk assessment should be carried out in accordance with DEFRA and Environment Agency's "Model Procedures for the Management of Land Contamination CLR11" and other authoritative guidance and a report detailing the site investigation and risk assessment shall be submitted to and approved in writing by the Local Planning Authority.
Step (iii) If the report submitted pursuant to step (i) or (ii) indicates that remedial works are required, full details must be submitted to the Local Planning Authority and approved in writing and thereafter implemented prior to the commencement of the development or in accordance with a timetable that has been agreed in writing by the Local Planning Authority as part of the approved remediation scheme. On completion of any required remedial works the applicant shall provide written confirmation to the Local Planning Authority that the works have been completed in accordance with the agreed remediation strategy.

Reason: *Core policy 56, To reduce the risks associated with land contamination*

I would also like to raise comment at this time regarding noise. An air source heat pump has been included on the plans and is currently proposed to be located on the side of the property facing away from the neighbouring residentials. If there is a proposal for the ASHP to be moved, we would expect to see further information regarding the model and noise at source. However, as plans currently stand, we would not raise amenity concerns.

Best regards,

Lucy Ayres
Pubilc Protection Officer
Environmental Control and Protection Team

Wiltshire Council

Email: lucy.ayres@wiltshire.gov.uk
Website: www.wiltshire.gov.uk