

Planning

HEAD OF SERVICE: **Adrian Duffield**



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REF: P22/S2300/DIS

21 July 2022

Dear Mr Nathanael Hill

Proposal: Discharge of conditions 5 (Contaminated Land), 6 (Contamination), 7 (Contaminated Land - Remediation Strategy) in application P19/S0606/FUL.

Conversion of part of the existing stables and barn into residential use, providing a 1 bedroom dwelling.

Location: Windmill Meadow, Windmill Road, Towersey, OX9 3QQ

I refer to the above application, registered on 20 June 2022, in relation to the conditions attached to the above-mentioned planning permission.

In accordance with the requirements of the following conditions of your planning permission I approve the following details.

Condition 5:

The submitted STM Environmental Contaminated land Risk Assessment Phase 2 Environmental Site Investigation report PH2-2022-000026 dated 16 June 2022, satisfactorily addresses the requirements for submission of a Phase 2 comprehensive intrusive investigation. The submitted STM Environmental Contaminated Land Remediation Strategy and Verification Plan Windmill Meadow, Windmill Road, Towersey, OX9 3QQ Report Reference REM-2022-000017 dated 14 July 2022

The content of this report satisfactorily addresses the requirements for submission of a Phase 3 remediation strategy subject to my observations as follows:

1. All garden areas must be proven to be chemically suitable to a minimum depth of 600mm for all private rear garden soft landscaped areas and minimum of 300mm for private front gardens soft landscaped areas. This must be demonstrated in the final remediation validation report through analysis of any natural soils that are to remain within these depths, analysis of the clean cover systems soils or a combination of the two where appropriate. Should there be any intention to deviate from these cover system depths, for example as a

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result of BRE 465 Cover Systems for Land Regeneration calculation, then this needs to be previously agreed with the LPA.

2. Any soils to be incorporated into landscaped areas as part of the required remedial cover system, whether they be derived from site or imported from outside the development site, should be subject to validation suite as specified in the remediation strategy and testing at the following minimum sampling frequencies:

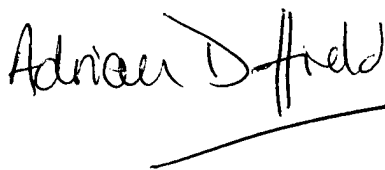
- For soils from greenfield site this shall be 3 or 1 per 250m³ (whichever is greater)
- For soils from brownfield or unknown sources a minimum 6 or 1 per 100m³ (whichever is greater).
- No soils shall be imported from former industrial sites

From a contaminated land perspective, the Council's has no objection to the development commencing and any precommencement contaminated land condition (condition 5) being discharged. Condition 6 relates to a phase during the development and condition 7 prior to occupation.

The applicant must next submit a remediation validation report before the development is occupied detailing how the land contamination risks have been managed and that the agreed remediation strategy has been implemented in full.

The development should be carried out in accordance with the approved details.

Yours sincerely,



Adrian Duffield
Head of Planning