

APPLICATION WEB COMMENTS FORM

Information available for public inspection and available on our website

Location : Emmanuel Ranch Windmill Road Towersey OX9 3QQ

Proposal : Change of use of land to use as a residential caravan site for 3 gypsy families, including the stationing of 6 caravans of which no more than 3 are to be static caravans/mobile homes, together with the laying of hardstanding.

Application Reference : P24/S0941/FUL - 13

Please complete

Your name :	Contaminated Land
Your address :	(South Oxfordshire & Vale of White Horse District Councils)
Date :	11 April 2024

Use the space below for your comments

Development Description: Change of use of land to use as a residential caravan site for 3 gypsy families, including the stationing of 6 caravans of which no more than 3 are to be static caravans/mobile homes, together with the laying of hardstanding.

At: Emmanuel Ranch, Windmill Road, Towersey

Planning Application Reference: P24/S0941/FUL

Thank you for consulting the Environmental Protection Team on this planning application.

I have reviewed the application from a contaminated land perspective. Colleagues from the Environmental Protection Team will be responding separately with any air quality or general environmental protection comments.

I am aware that land contamination reports were previously submitted in connection with a separate application for smaller site that partly covered the current application. Given that the application boundary has changed I am unable to comment further on this application until an appropriate contamination assessment covering the current application site has been submitted.

The applicant should be asked to submit a contaminated land preliminary risk

assessment consultants report in support of the planning application. If land contamination has the potential to be present and impact the development, then planning conditions would be recommended to ensure that intrusive investigations, and if necessary remedial works are undertaken to mitigate any risk to the development and environment.

I also understand that significant earthworks have been undertaken potentially rendering previous knowledge on ground conditions unreliable although this can be confirmed by the appointed environmental consultant.

To help ensure applicants submit information to the standard expected, a leaflet entitled "Dealing with Land Contamination During Development: A Guide for Developers" is available as a download on the following websites:

<https://www.whitehorsedc.gov.uk/vale-of-white-horse-district-council/environment-and-neighbourhood-issues/environmental-advice/contaminated-land/>

<https://www.southoxon.gov.uk/south-oxfordshire-district-council/environment-and-neighbourhood-issues/environmental-advice/contaminated-land/>

Regards
Environmental Protection Team