DC Admin

From:
Sent: 19 December 2025 20:29
To: DC Admin; Cllr Andrew Pinnock; Cllr Kath Pinnock; Cllr John Lawson
Subject: Fwd: Application 2024/63/92727/E

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Good afternoon,

I am emailing in response to the recent email sent regarding the aforementioned planning application and raising some concerns and questions I, and other members of the public would like answering.

I have also copied in our local councillors to ensure they're aware of concerns.

1. Does the Conceptual Site Model assess construction phase risks on contaminated land, including dust inhalation and ingestion for nearby residents, and if so where is this set out in the submitted documents?

2. Given there is already a large housing development under construction nearby, and that impacts continue after construction, how have cumulative impacts been assessed rather than treating this site in isolation?

3. As no Construction Management Plan has been submitted, how are construction phase impacts being properly assessed, controlled and enforced at the point a planning decision is made?

4. As the site is contaminated but the development falls below Schedule 2 thresholds, has an EIA screening opinion been requested or issued, and if not, why not?

5. The application refers to the possibility of piling. Given the presence of made ground (inorganics), can the applicant clarify whether piling is anticipated, what piling method is likely to be used, and how the associated contamination and construction phase risks would be assessed and controlled?

6. Given that site investigations identify arsenic and lead in the ground, an estimated 0.003% chrysotile asbestos, recorded mine shafts, combustible coal, potential ground gas risk, and the need for gas protection membranes for future dwellings, please explain why the planning application states that the land is not known to be contaminated and that contamination is not suspected, and whether the application will be corrected or revalidated before determination.

I would appreciate if the above could be addressed please.

Kind regards,