

**DELEGATED**

**AGENDA NO  
PLANNING COMMITTEE  
23<sup>rd</sup> May 2018  
REPORT OF DIRECTOR,  
ECONOMIC GROWTH AND DEVELOPMENT**

**18/0301/REV**

**Hunters Rest Farm, Urlay Nook Road, Eaglescliffe  
Revised Outline planning permission with some matters reserved (appearance, landscaping, layout and scale) for the erection up to 130 dwellings, associated infrastructure including access road and public open space.**

**Expiry Date:** 14 May 2018

**UPDATE REPORT**

Since the original report, the conditions have been reviewed and a minor change is suggested to condition 18 as detailed below and an additional condition is suggested which links to this amended condition.

The proposed changes do not alter the recommendation of the report but is purely a technical matter to ensure the condition(s) is precise.

**Contaminated Land**

Prior to the commencement of work, a full intrusive ground investigation risk assessment be completed in accordance with a scheme to assess the nature and extent of any contamination on the site (whether or not it originates on the site) to include for ground contamination screening and ground gas production, and an appropriate risk assessment undertaken. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

- a survey of the extent, scale and nature of contamination;
- an assessment of the potential risks to human health, property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes, adjoining land, groundwater and surface waters, ecological systems, archaeological sites and ancient monuments;
- an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

The required remediation scheme shall be implemented in full

Reason: Contamination may exist at the site which will need to be satisfactorily dealt with.

**Remediation Scheme**

Following completion of measures identified in the remediation scheme approved in accordance with condition 18 above and prior to the first use or occupation of the development, a verification report that demonstrates the effectiveness of the remediation carried out must be produced together with any necessary monitoring and maintenance programme and copies of any waste transfer notes relating to exported and imported soils shall be submitted to the Local Planning Authority for approval. The approved monitoring and maintenance programme shall be implemented.

Reason: To ensure the risks from land contamination to the future users of the land and neighbouring land are minimised and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.