

## EH contam land response

The consultant has concluded a low risk of land contamination affecting the development or end users but has recommended a watching brief during construction. This is appropriate and I would note that particular scrutiny should be paid during site clearance given the areas of rubbish viewed in the site walkover photos. I note there is no landscaping proposed, as such no condition is required for imported material. Given all this, please revise our recommendations to the following:

### **CL04 - UNEXPECTED CONTAMINATION**

#### **INFORMATIVE**

In order to discharge conditions, the actions required by Conditions [CL01 – CL06] shall be completed in accordance with the following guidance: Land Contamination Risk Management (Environment Agency, 2023).

The applicant is advised that they have a duty to adhere to the regulations of Part 2A of the Environmental Protection Act 1990, the National Planning Policy Framework 2024 and the Building Control Regulations with regards to contaminated land. The responsibility to ensure the safe development of land affected by contamination rests primarily with the developer.