From:	Manning, Steven
To:	Sims, Steven
Cc:	Morse, Trish; Tomsett, Gary
Subject:	RE: 18/05086/FUL Thoulstone Park - consultation due by 20th July, decision 17th Sept
Date:	12 July 2018 15:39:17
Attachments:	image001.png image002.png

Hi Steve

I have looked at the above application and would like to comment in respect of Air Quality and Contaminated Land.

Air Quality

Wiltshire Council AQ strategy sets out the desire for a reduction in air pollution. Notwithstanding the findings of the submitted AQA that suggests impacts will not be significant, the desired scenario in terms of air quality and development is one that serves to help reduce potential air quality impacts locally. Our overriding concern in Wiltshire is for the satisfaction of our adopted Core Policies , Air Quality Strategy, Air Quality Action Plan and draft SPD which work towards achieving contributions to the reduction of oxides nitrogen across the county irrespective of the existence of an AQA.

In line with the Wiltshire Air Quality Strategy, Air Quality Action Plan and Core Policy 55 and the governments objective to end sales of diesel and petrol vehicles, we seek the provision of Ultra Low Energy Vehicle (ULEV) infrastructure.

> ***"Even where the effect is judged to be insignificant, consideration should be given to the application of good design and good practice measures" [Land-Use Planning & Development Control: Planning For Air Quality, EPUK & IAQM, 2017]***

We would recommend some form of physical mitigation at this eco development upon its completion so that a tangible contribution to the reduction of vehicle emissions in Wiltshire can be made from the outset and is associated with the new development's use e.g. EV charge points.

The operational mitigation identified within the 7.3 of the AQA is welcomed (see below):

7.3 Operational Mitigation

There are a number of initiatives which are to be included within the proposals to minimise impacts to air quality.

A Framework Travel Plan would be provided to reduce emissions from traffic generated by the site when operational and would include the provision of a Travel Plan Co-ordinator to promote the actions set out in the travel plan and to encourage sustainable means of travel. Cycling will be encouraged by providing secure covered cycle parking spaces for staff and customers.

The use of ultra-low emission vehicles would be encouraged through the provision of electric charging points within the car park areas.

Contaminated land

A desk study and ground investigation has been submitted with this application which confirms the presence of some contamination which warrants further investigation and proposals for how it will be dealt with as part of the development. In view of this the following condition is recommended:

No development shall commence on site (other than that required to be carried out as part of a scheme of remediation approved by the Local Planning Authority under this condition), until steps (i) to (iii) below have been fully complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until step (iv) has been complied with in full in relation to that contamination.

Step (i) Site Characterisation:

An investigation and risk assessment must be completed to assess the nature and extent of any contamination (including asbestos) on the site, whether or not it originates on the site. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings submitted to and approved in writing by the Local Planning Authority. The report of the findings must include:

- A survey of the extent, nature and scale of contamination on site;
- The collection and interpretation of relevant information to form a conceptual model of the site, and a preliminary risk assessment of all the likely pollutant linkages;
- If the preliminary risk assessment identifies any potentially significant pollutant linkages a ground investigation shall be carried out, to provide further information on the location, type and concentration of contaminants in the soil and groundwater and other characteristics that can influence the behaviour of the contaminants;
- 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;

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

Step (ii) Submission of Remediation Scheme:

If any unacceptable risks are identified as a result of the investigation and assessment referred to in step (i) above, a detailed remediation scheme to bring the site to a condition suitable for the intended use must be prepared. This should detail the works required to remove any unacceptable risks to human health, buildings and other property and the natural and historical environment, should be submitted to and approved in writing by the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, a timetable of works and site management procedures.

Step (iii) Implementation of Approved Remediation Scheme:

The approved remediation scheme under step (ii) must be carried out in accordance with its requirements. The Local Planning Authority must be given at least two weeks written notification of commencement of the remediation scheme works.

Step (iv) Reporting of Unexpected Contamination:

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it should be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment should be undertaken in accordance with the requirements of step (i) above and where remediation is necessary, a remediation scheme should be prepared in accordance with the requirements of step (ii) and submitted to and approved in writing by the Local Planning Authority.

Step (v) Verification of remedial works:

Following completion of measures identified in the approved remediation scheme a verification report must be produced. The report should demonstrate the effectiveness of the remedial works.

A statement should also be provided by the developer which is signed by a person who is competent to confirm that the works detailed in the approved scheme have been carried out (The Local Planning Authority can provide a draft Remediation Certificate when the details of the remediation scheme have been approved at stage (ii) above).

The verification report and signed statement should be submitted to and approved in writing of the Local Planning Authority.

Step (vi) Long Term Monitoring and Maintenance:

If a monitoring and maintenance scheme is required as part of the approved remediation scheme, reports must be prepared and submitted to the Local Planning Authority for approval at the relevant stages in the development process as approved by the Local

Planning Authority in the scheme approved pursuant to step (ii) above, until all the remediation objectives in that scheme have been achieved.

All works must be conducted in accordance with DEFRA and the Environment Agency's "Model Procedures for the Management of Land Contamination, CLR 11" and other authoritative guidance.

REASON: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

Core Policy 56:

If I can be of any further assistance please do not hesitate to contact me.

Kind Regards

Steve Manning

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From: Morse, Trish
Sent: 11 July 2018 15:55
To: Manning, Steven
Subject: 18/05086/FUL Thoulstone Park - consultation due by 20th July, decision 17th Sept

Hello Steve,

Do you want to have a gander at the above application regarding AQ and CL? It's for 'Demolition of former golf club & driving range buildings. Construction of self-catering holiday

accommodation, restaurant, farm shop, conference space, spa treatment rooms, leisure pool & community hall. With staff accommodation, car parking and associated landscaping works.'

We had a pre=app in 2017 regarding this. My worksheet is 2018/13591 and the pre-app worksheet is linked to that.

Can you copy me into any response?

Cheers hun.

Trish Morse
Public Protection Officer (Environmental Control & Protection)

Wiltshire Council
Bournehill
Salisbury
SP1 3UZ

Please note I work part-time. Below are my working days over the coming weeks for your information.

Monday 2nd – Wednesday 4th July
Wednesday 11th – Thursday 12th July
Monday 16th – Wednesday 18th July
Wednesday 25th – Friday 27th July

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