

Lesley,

This is broadly what was intended – there is little benefit in desk based research in this case, and so I would agree that it would be appropriate to proceed directly to a site investigation. The risks present are relevant only to future occupants, and contaminants of concern are non-volatile. As a result, a vertical limit of 1.0m below ground level would be appropriate.

The site investigation should ideally aim to characterise topsoil & made ground in the vicinity of the dwelling (where contaminants are most likely to be present in elevated concentrations), and to provide sufficient information about the soil quality within the wider private garden area so as to consider likely average exposures & to judge the significance of any exceedances of generic assessment criteria that might be identified.

I have no problem with reviewing information as part of the application (& agreeing the scope of any mitigation measures that may be required), provided that this is acceptable from a planning perspective. Whether submitted information would be sufficient to avoid a planning condition would depend on the conclusions presented (-or that may appropriately be drawn); if risk mitigation is necessary, it may be that a 'prior-to-occupation' condition is required to secure verification of proposed mitigation works. This would not achieve an entirely 'clean' determination, but may serve to avoid issues with respect to time-sensitive aspects of the development.

Best Regards,

Jon

Jonathan Driver

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