

From: Driver, Jonathan
Sent: 30 June 2022 13:00
To: Eaves, David
Subject: APP/19/00427 - Manor Farm, Lower Rd. - Part Discharge c.16, Plots 1, & 47-50

Good afternoon David,

I've looked up the condition requirements, and as far as I can tell the general remedial works referenced (s.11.2) refer to excavation of technically all made soils present/encountered, but in practice, applying only those in the vicinity of the identified results >GAC (which have now been proven unlikely to be generally representative of made soils, meaning that there is no justification for a strict interpretation of the condition wording-). s.13 refers to a site-wide discovery strategy. The GE20525-RSVP/FG02 documents relate to s.11.2 & c.16 a), and were accepted under our ref CONS/22/00532 22/03/2022.

The 112/120522/HD letter & accompanying plan concerns s.13.0 & c.16 b), and in my view, c.16 b) applies site wide. The plots identified imply that the applicant concurs with this interpretation of the scope of the condition. In line with the recommendations of CONS/22/00532, a spatially defined partial-discharge of c.16 is appropriate in order to regularise a phased approach to construction against c.16's prior-to-occupation clause, and I am happy to recommend that c.16 be discharged in full for the identified plots (only. I am not concerned about the use of site-won topsoil within these plots, this material is considered to have been demonstrated to be suitable for this use. Please list GE20525-RSVP, GE20525-FG02, 112/120522/HD, and the submitted plan as the supporting information / approved documents.

As previously, I would recommend that c.16 remain in place for the balance of plots, though I can confirm that a similar approach to future partial discharges of c.16 is acceptable, subject to it being procedurally acceptable to Development Management.

Best Regards,

Jonathan Driver
Environmental Control Officer

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