

Joy F. Bain

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**From:** Environmental Health  
**Sent:** 21 September 2026 15:36  
**To:** Development Control  
**Cc:** Sarah Papaleo  
**Subject:** 4/26/2271/0F1 - BARFS ROAD, DISTINGTON

**Categories:** Red Category

Residential development, consisting of the erection of 61 dwellings and associated external works

Thank you for the above planning consultation.  
Environmental Health have considered several factors within this application, namely:

Contaminated Land

Part of this site is shown on Council GIS mapping as being within a potential zone of influence from the historical waste infill of the nearby Barfs Quarry.  
The site's history is examined at depth in the submitted document 'Phase 1: Desk Top Study Report'.  
Intrusive site investigations were subsequently carried out and their results and subsequent effects are laid out in the submitted documents 'Phase 2; Ground Investigation Report' and 'Phase 3: Remediation Strategy'.  
To summarise, the site is underlain by made ground which, in general, is shown not to be affected by contamination though there are hotspots of slightly elevated soil-bound contaminants that will require removal from site.  
Further testing is needed to check for the presence of ground gas, though initial findings show that this is unlikely.  
The site is within an area affected by elevated radon levels and full radon protection is advised for all dwellings.  
Environmental Health are therefore satisfied with the above documents relating to site contamination.  
A general condition for unexpected contamination could also be imposed, given the site's history.

Noise and vibration

The Ecology Team have requested that a Construction Environmental Management Plan (CEMP) is provided to further support the application.  
We would agree with this and add that measures to control construction noise and vibration (if piling is required) are added to the CEMP.  
The imposition of standard construction working hours is also requested.

Foul Drainage

Connection to the existing public combined sewer system is proposed.

In summary, therefore, Environmental Health have no objections to this application and request that the following conditions are considered to any approval that is granted:

- Land affected by contamination – 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 must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken and, where remediation is necessary, a remediation scheme must be prepared and be submitted and approved in writing by the Local Planning Authority. Following completion of measures identified in the approved remediation scheme, a verification report must be prepared which is subject to the approval in writing of the Local Planning Authority.  
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 off site receptors.

- Site specific Construction Environmental Management Plan

No development shall take place until a site specific Construction Environmental Management Plan has been submitted to and approved in writing by the Local Planning Authority. The plan must demonstrate the adoption and use of the best practicable means to reduce the effects of noise, vibration, dust, any works site lighting and procedures for dealing with complaints and liaison with residents and the Council.  
Reason: In the interests of the amenities of surrounding occupiers during the construction of the development.

- Noise from Construction Works

Following approval of the development, construction activities that are audible at the site boundary shall be carried out only between the following hours. Monday to Friday 08.00 – 18.00 and Saturday 08.00 – 13.00 and at no time on Sunday or Bank Holiday.

Deliveries to and removal of plant, equipment, machinery and waste from the site must only take place within the permitted hours detailed above unless otherwise agreed with the Local Planning Authority.  
Reason: In the interests of the amenities of surrounding occupiers during the construction of the development.

Regards

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