

Ashfield District Council  
Development Advice & Control  
Urban Road  
Kirkby-in-Ashfield  
Nottingham  
NG17 8DA

**Our ref:** LT/2020/125111/01-L01  
**Your ref:** V/2020/0184  
**Date:** 30 March 2020

Dear Sir/Madam

**OUTLINE PLANNING APPLICATION (WITH ALL MATTERS RESERVED EXCEPT ACCESS) FOR A RESIDENTIAL DEVELOPMENT OF UP TO 300 DWELLINGS WITH ASSOCIATED INFRASTRUCTURE AND LANDSCAPING.**

**LAND OFF ASHLAND ROAD WEST, SUTTON IN ASHFIELD, NOTTINGHAM**

Thank you for consulting us on the above application and please find our response detailed below.

**Environment Agency Position**

The application site is located on the Cadeby Formation which is classified as a principal aquifer. These are geological strata that exhibit high intergranular and/or fracture permeability. They usually provide a high level of water storage. They may support water supply and/or river base flow on a strategic scale.

We have previously reviewed the site phase 1 and 2 appraisal report included in the application which illustrates that there is no obvious sources of contamination present at this site. We would therefore like to request that the following condition is included on any planning permission granted for the site.

**Condition**

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to, and approved in writing by, the local planning authority. The remediation strategy shall be implemented as approved.

**Reason**

Environment Agency  
Trent Side North, West Bridgford, Nottingham, NG2 5FA.  
Customer services line: 03708 506 506  
[www.gov.uk/environment-agency](http://www.gov.uk/environment-agency)

Cont/d..

To ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution from previously unidentified contamination sources at the development site. This is in line with paragraph 170 of the National Planning Policy Framework.

Yours faithfully

**Mr Paul Goldsmith**  
**Planning Advisor**

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