

Olivia

The EPO has offered comments on 13<sup>th</sup> June. However, in response to the EA's comments and also continuing concerns raised by third parties that the Phase 2 Geo-environmental and Geotechnical Site Investigation has carried out inadequate testing of the site and also that the Council should serve an FOI request on DEFRA for information ascertaining to the site since the 1950's, the EHO has sought a second opinion from senior colleagues. That has not to date been forthcoming as the Environmental Protection team has been spending most of its resources and time dealing with the Glastonbury festival. Now that that event has finished, I am hoping for further environmental protection comments sooner rather than later.

Regards  
Dave

**David Kenyon**  
Development Management Specialist  
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**Please note that my email address has now changed to [david.kenyon@somerset.gov.uk](mailto:david.kenyon@somerset.gov.uk)**



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**From:** Olivia Davis <[OliviaDavis@boyerplanning.co.uk](mailto:OliviaDavis@boyerplanning.co.uk)>  
**Sent:** 27 June 2023 12:04  
**To:** David Kenyon <[david.kenyon@somerset.gov.uk](mailto:david.kenyon@somerset.gov.uk)>  
**Cc:** Jemma Shorrocks <[JemmaShorrocks@boyerplanning.co.uk](mailto:JemmaShorrocks@boyerplanning.co.uk)>; Zoe.Chacksfield@mjgleeson.com  
**Subject:** RE: 22/03560/OUT Land south of Bowden Road

Hi David,

We can see that the EA have now responded to confirm no objection to the proposed development and that the site appears to be low risk as from a controlled waters perspective. However, we note that they've also advised unable to provide site-specific advice relating to land contamination and suggest that Environmental Health/Environmental Protection Department should advise on generic aspects of land contamination management.

We wondered whether the Environmental Protection Officer has provided any feedback to the Phase 2 Geo-environmental and Geotechnical Site Investigation yet?

Many thanks  
Olivia

**Olivia Davis**  
Senior Planner

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**From:** Olivia Davis <[OliviaDavis@boyerplanning.co.uk](mailto:OliviaDavis@boyerplanning.co.uk)>

**Sent:** Tuesday, June 6, 2023 4:45 PM

**To:** David Kenyon <[david.kenyon@somerset.gov.uk](mailto:david.kenyon@somerset.gov.uk)>

**Cc:** Jemma Shorrock <[JemmaShorrock@boyerplanning.co.uk](mailto:JemmaShorrock@boyerplanning.co.uk)>; [Zoe.Chacksfield@mjgleeson.com](mailto:Zoe.Chacksfield@mjgleeson.com)

**Subject:** RE: 22/03560/OUT Land south of Bowden Road [Filed 06 Jun 2023 16:45]

Hi David,

Thanks for confirming safe receipt and actioning consultation responses. We'll monitor the planning register for any responses received over the next 21 days however, should there are any comments received that you would specifically like us to respond to then please do let us know.

As an aside, we still haven't managed to make contact with Frances Gully regarding the education contribution sought. Can you advise if any discussion has taken place internally please? We'd be happy to set up a quick Teams with Frances and yourself to discuss the query if it's easier.

Finally, if there is any update in relation to the Lead Specialist liaison with Counsel that you could share with us, (even if the update is that there is no update), it would be very much appreciated.

Many thanks

Olivia

**Olivia Davis**

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**From:** David Kenyon <[david.kenyon@somerset.gov.uk](mailto:david.kenyon@somerset.gov.uk)>

**Sent:** Thursday, June 1, 2023 2:39 PM

**To:** Olivia Davis <[OliviaDavis@boyerplanning.co.uk](mailto:OliviaDavis@boyerplanning.co.uk)>

**Cc:** Jemma Shorrock <[JemmaShorrock@boyerplanning.co.uk](mailto:JemmaShorrock@boyerplanning.co.uk)>; Zoe Knott <[Zoe.Knott@mjgleeson.com](mailto:Zoe.Knott@mjgleeson.com)>

**Subject:** RE: 22/03560/OUT Land south of Bowden Road

CAUTION: This email originated from outside of the organisation - please exercise care with links and attachments

Olivia

Thank you for your email below, which I have uploaded onto the website together with the Phase 2 Geo-environmental and Geotechnical Site Investigation. The report has been forwarded to the Council's Environmental protection officer, the Environment Agency and Natural England requesting comments within the next 21 days. In addition, formal consultations are being carried out with the Parish Council

and also third parties informing them of receipt of your email and report, and similarly inviting any comments within the next 21 days.

Regards  
Dave

**David Kenyon**

Development Management Specialist

Somerset Council

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Please note that my email address has now changed to [david.kenyon@somerset.gov.uk](mailto:david.kenyon@somerset.gov.uk)



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**From:** Olivia Davis <[OliviaDavis@boyerplanning.co.uk](mailto:OliviaDavis@boyerplanning.co.uk)>

**Sent:** 01 June 2023 08:58

**To:** David Kenyon <[david.kenyon@southsomerset.gov.uk](mailto:david.kenyon@southsomerset.gov.uk)>

**Cc:** Jemma Shorrock <[JemmaShorrock@boyerplanning.co.uk](mailto:JemmaShorrock@boyerplanning.co.uk)>; Zoe Knott <[Zoe.Knott@migleeson.com](mailto:Zoe.Knott@migleeson.com)>

**Subject:** 22/03560/OUT Land south of Bowden Road

**Notice:** This email was sent to a legacy email address. Please update the sender with your new somerset.gov.uk email address.

Dear David,

Please find the Ground Investigation Report (doc ref. 1922554-R02(01)) prepared by RSK (May 2023) enclosed within the following link:

<https://boyer.egnyte.com/fl/bvcpilNzYD>

As discussed, Gleeson Land instructed RSK to undertake further ground investigations following concerns raised from local residents. The survey objectives are to identify any land contamination and/or geotechnical constraints of the site; and to identify the need for any additional investigation or remediation works.

In summary, the survey found that:

- Ground Model: no significant visual or olfactory evidence of soil contamination was observed during the course of intrusive investigation; and
- Geo-environmental Assessment: the site investigation and GQRA confirmed the absence of elevated contaminant concentrations within the soil profile across the site. It also found that the site is not located within an area that requires radon protective measures. Notwithstanding this, the report recommends that vigilance should be maintained during development for any undiscovered adverse ground conditions. A watching brief should be implemented during any development works at the site, with a strategy to address any unforeseen ground conditions that may affect the identifies sensitive receptors.

We also refer to a residents' concerns with regard to the grid positioning used, as you'll see from the enclosed, the site investigation report includes an investigation strategy and methodology section containing objectives, selection of investigation methods and the adopted investigation strategy

(targeted and non-targeted boreholes and trial pits). Appendix A (page 97) provides a detailed overview and justification of the process which should provide clarification sought by the resident.

I hope and trust the above and enclosed provide further clarification surrounding the ground conditions of the site however, please do let me know should you have any queries.

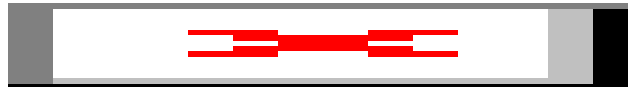
Many thanks  
Olivia

**Olivia Davis**  
Senior Planner

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