

Land Quality Management Ltd
For
Mudford Parish Council
Primrose Lane, Up Mudford

1 NON-TECHNICAL SUMMARY

The Site located on the north east edge of Yeovil, Somerset and comprises 54 hectares (133 acres) of agricultural land on either side of Primrose Lane.

The Site is currently included on the South Somerset District Council Local Plan 2006-2028 as an area for residential development and there is a current planning application 14/02554/OUT for housing development for 765 dwellings.

There is evidence of possible historic anthrax contamination at the Site from two sources: deposit of tannery waste and burial and burning of dead animals infected with anthrax.

Sampling of soil has been undertaken by consultants to support the above planning application. Current and proposed sampling is inadequate as it is not consistent with current relevant technical Guidance. Forge Environmental Management report that they followed guidance published by the World Health Organisation (WHO). This was unreferenced but presumed to be that published in 2008.

The current and proposed sampling falls short of the guidance in WHO (2008). As described in the main text, the guidance from WHO (and more recent guidance from Public Health England (PHE) relating to anthrax) is anchored in a very out of date and in any event provisional document known as DD 175 released by the British Standards Institute in 1988. The proposed sampling does not follow the more recent UK guidance on investigation of potentially contaminated sites, (BSI, 2011), (BSI, 2013)

Significantly more sampling is required in order to adequately characterise the soil and inform a human health risk assessment to ensure future residents are protected. A sampling strategy should be designed in line with current good practice guidance. There should be a clear justification for the approach. Depending on the approach taken, for the whole site, based on current guidance (e.g. CLR4 (Department of the Environment, 1994) several thousand sampling locations with tests at multiple depths are likely to be required.

Housing is a sensitive end use and as the National Planning Policy Framework (NPPF) (DCLG, 20 12) clearly states (para 120) *"the potential sensitivity of the area or proposed development to adverse effects from pollution should be taken into account"*. The NPPF places the responsibility for doing this on the developer: the *"responsibility for securing a safe development rests with the developer and/or landowner"*.

The standard to be achieved (para 121 of NPPF) is that a site is *'suitable for its new use'* and *"after remediation, as a minimum, land should not be capable of being determined as contaminated land under Part IIA of the Environmental Protection Act 1990"*.

The Environmental Statement requires updating to take account of the uncertainty around anthrax at the Site.

The level of sampling and/or risk management required to meet this standard may make the site

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unviable to develop. When updating the Local Plan, South Somerset District Council should consider whether this means the Site should be removed from the plan as an area for development.

This summary is provided for information only and for full details the report should be read in its entirety.