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Sent: 25 March 2024 12:24

To: planning <planning@boston.gov.uk>

Subject: Planning Application ref; B/24/0121 ; Agricultural land adjacent to White House Lane, Fishtoft, Boston, PE21 0BE

Environmental Health has no objections in principle to this application, however, I would make the following observations.

The land subject to the application appears to be agricultural farmland however our records indicate that on the 1956 OS mapping there was a pond on part of the site which is listed on our database as 'unknown filled ground'. In view of this I would request that the full suite of contaminated land conditions are attached to any consent in order we can be assured the site is suitable for use in terms of ground contamination.

In addition this is a large development and the impacts of additional traffic needs to be assessed in terms of air quality. We already have one AQMA in the town and we need to ensure we do not adversely impact this or create other such areas. I would therefore request an air quality assessment is requested by condition. This should also identify what mitigations can be made to reduce the impacts on air quality in addition to the provision of EV charging points which will be required under building regulations.

There are neighbouring properties which may be impacted by the construction activities on site. To minimise adverse impacts on residential neighbours during the construction I would expect the applicant to provide a construction environmental management plan for the development. This plan should include as a minimum:

1. Details of measures to minimise and control noise, vibration, dust and fumes during the development.
2. Traffic management
3. The location and storage of plant and materials
4. Measures to prevent the spread of mud on to the public highway
5. Hours of operation/site deliveries
6. Site security

Regards

Nick

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