

[REDACTED]

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To: Planning
Cc: [REDACTED]
Subject: DC/26/0556 Comment

Categories: Comments Received

I support the principle of development of this site, provided that the application adequately addresses several important environmental and infrastructure issues.

1. Drainage and Surface Water Management

The planning authority should require a robust and independently verified drainage strategy. Existing businesses on the adjacent business park are having to continually pump drainage systems, suggesting that there may already be capacity constraints, groundwater issues, or wider drainage problems in the area.

The applicant should demonstrate:

- That the proposed development will not exacerbate existing drainage problems on neighbouring sites.
- That foul and surface water systems have sufficient capacity for the additional development.
- How Sustainable Drainage Systems (SuDS) will be incorporated to minimise runoff and flood risk.
- Long-term maintenance arrangements for drainage infrastructure.

2. Historic Landfill and Leachate Management

Given the site's proximity to, or association with, a former landfill, the application should include a comprehensive assessment of potential contamination and landfill leachate risks.

The applicant should demonstrate:

The current extent and movement of any landfill leachate.

That the development will not increase the risk of contamination reaching local watercourses, groundwater, or neighbouring land.

Appropriate monitoring, containment and remediation measures where required.

Long-term management arrangements to ensure environmental protection throughout the life of the development.

3. Renewable Energy Generation

The development presents a significant opportunity to contribute to local and national net-zero objectives. Large commercial roof areas are ideally suited for solar photovoltaic (PV) generation.

I therefore request that a planning condition be applied requiring:

- Maximisation of rooftop solar PV across all suitable roof areas.
- Roof designs that are solar-ready, avoiding unnecessary plant placement or orientations that would reduce generation potential.
- Consideration of battery storage and future energy-sharing opportunities where feasible.

In an era of rising energy costs and climate pressures, it would be a missed opportunity to construct large new commercial buildings without making full use of their roof space for renewable energy generation.

Conclusion

Before permission is granted, the applicant should be required to demonstrate that the development:

- Will not worsen existing drainage problems and includes a resilient drainage strategy.
- Properly assesses and manages risks associated with the historic landfill and any leachate leakage.
- Maximises rooftop solar energy generation as part of a low-carbon development approach.