

**From:**

**To:**

**Subject:** RE: 25/00990/CONREQ Tollerton Park - Mobile Home Park NG12 4GD

**From:** EHE-Midlands.East <[EHE-Midlands.East@ukhsa.gov.uk](mailto:EHE-Midlands.East@ukhsa.gov.uk)>

**Sent:** 07 November 2025 14:19

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**Subject:** RE: 25/00990/CONREQ Tollerton Park - Mobile Home Park NG12 4GD

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*Please note that this response is sent on behalf of both the Environmental Hazards and Emergencies Department and Radiation Assessments Department*

Thank you for getting touch regarding Tollerton Park and planning applications associated with the former Tollerton Airfield.

Regarding the current planning application, impacts on public health from local air quality, noise and contaminated land fall under the remit of the local authority and it is their responsibility whether or not to attach conditions to manage any associated risks when approving a planning application. As the UK Health Security Agency (UKHSA) is not a statutory consultee within the planning process we would not normally comment on planning applications, including whether conditions are necessary or what the nature of those conditions should be. However, as you have asked us directly to review the available information and provide a view, we are willing to do so in this case.

We note that the most recent site investigation and assessment for chemical and radiological contamination at Tollerton Park were conducted in 2008.

We note that the available information for the airfield site is very limited with historical radiological surveys and site investigations for chemical contamination being restricted to the area of Tollerton Park. As such, we are unable to comment on the likely level or location of possible contaminants within the area subjected to the planning application. Although radiological surveys of the airfield in its current form may yield some additional information, we recognise that such surveys are unlikely to be practical given the size of the airfield site and that any buried contamination, which may be disturbed by redevelopment activities, is unlikely to be detected from the surface. Consequently, we suggest that RBC consider attaching a condition to the planning application that requires the developer to have plans in place in case any contaminants are uncovered during works so that any risks to health posed by those contaminants, both to the developers own employees as well as to future users of the land, are suitably managed.

Regarding the possible presence of radioactive contaminants on Tollerton Park, although 2 areas of radium-226 contamination were detected in 2008 (one in the airfield just outside the perimeter of the site and one in the caravan parking area), it was concluded in the survey report that the "levels of contamination detected in these locations are not considered sufficient to pose a significant radiation hazard to mobile home residents"; this is also our current belief

based on available information. However, as activities on the Tollerton Park site since 2008, including the addition of homes and associated ground works within the area previously used for caravan parking, may have moved the detected contamination or exposed additional contamination, we suggest there is suitable justification for another radiation survey to be undertaken to ensure that the risk to health to those living in Tollerton Park remains low.

The soil chemical investigation concluded that, although Polycyclic Aromatic Hydrocarbons (PAH) concentrations were measured above relevant Generic Assessment Criteria (GAC), owing to the ground being covered by either vegetation and/or concrete the contaminant linkage was broken and therefore risk to health was deemed low. For the latest proposed development, it is anticipated that potential land contamination will be assessed, including a site investigation, and addressed as part of the planning process in line with current best practice and guidance. Although no asbestos fibres were identified in the samples analysed in 2008, the sector guidance and best practices have been changed considerably and therefore we are unable to comment on the potential health risk from asbestos. Consequently, we would recommend that appropriate assessments are carried out and that there are standard good practice measures in place for unexpected contamination.

If the local authority has any further specific queries relating to potential impacts on public health from chemical and environmental hazard exposures, then they are welcome to contact us for advice.

Kind regards,

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