

HAVANT BOROUGH COUNCIL

Town & Country Planning Act 1990

Consultation on Planning Application

MEMORANDUM

From:	Environmental Health	To:	Development Control
Our Ref:	CONS/23/00048	Your Ref:	APP/23/00003
EH Case Officer Extn:	44 6677	Date:	29 January 2023
DC Case Officer:	Tina Pickup		
DC Case Officer Extn:	44 6461		
Application Number:	APP/23/00003		
Site Address:	Northwood Farm, Northwood Lane, Hayling Island, PO110LR		
Proposed Development:	Change of use from agricultural building to 3No. dwellinghouse(s) subject to prior approval.		

Observations / Comments:

I note that this application seeks consent of an expired consent (APP/16/00338). The comments made in respect of that prior consent continue to apply.

Key points are summarised below;

- It is strongly recommended that the applicant provide a clear plan for approval as part of this application that clearly identifies the curtilage of the residential conversion - identifying parking areas & proposed hard-cover, shared amenity space, and private courtyard / garden areas; alongside land to remain in agricultural use.
- It is expected that the site layout will be resolved with a degree of certainty as part of the ground quality assessment.
- It is considered appropriate to take an approach to contamination risk that is consistent with that taken for the related development (adjacent); whereby a proportionate physical investigation of soils was secured by conditions

No in-principle objection subject to the inclusion of the following conditions on the decision notice;

Contamination [1]

Prior to the commencement of development hereby approved (other than site clearance, partial demolition and consequential works for the purpose of ensuring structural stability of retained buildings), an assessment of the nature and extent of contamination at the site, whether originating from within or outside the curtilage, shall be submitted to and approved in writing by the Local Planning Authority. The assessment shall be undertaken by competent persons, and the findings presented as a written report.

The assessment may comprise separate reports as appropriate, but unless specifically excluded in writing by the Local Planning Authority, shall include;

- 1) *Site investigation appropriate to both the previous & approved use of the site; to provide sufficient data and information to adequately identify & characterise any physical contamination on or affecting the site, and to inform an appropriate assessment of the risks to future occupants.*
- 2) *The results of an appropriate risk assessment based upon (1), and where unacceptable risks are identified, a Remediation Strategy that includes;*
 - *appropriately considered remedial objectives,*
 - *an appraisal of remedial &/or risk mitigation options, having due regard to sustainability, and;*
 - *clearly defined proposals for mitigation of the identified risks.*
- 3) *A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the Remediation Strategy (2) are complete, to include consideration of contingency action.*

All elements shall be adhered to unless agreed in writing by the Local Planning Authority

Reason: To ensure that the development does not contribute to, and is not put at unacceptable risk from- or adversely affected by-, unacceptable levels of contamination, in line with policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011, DM17 of the Havant Borough Local Plan (Allocations) [2014], and paragraphs 183-185 of the National Planning Policy Framework 2021. Contamination may be present at the site as a result of both previous & current land uses (&/or activities) that could pose a risk to future residential occupants."

Verification [2]

Prior to the occupation of any relevant part of the permitted development, any verification report required in accordance with condition [1] shall be submitted to and approved in writing by the Local Planning Authority.

The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan and must demonstrate that site remediation criteria have been met &/or that the integrity of risk mitigation measures is adequate.

Reason: To ensure that the development does not contribute to, and is not put at unacceptable risk from- or adversely affected by-, unacceptable levels of contamination, in line with policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011, DM17 of the Havant Borough Local Plan (Allocations) [2014], and paragraphs 183-185 of the National Planning Policy Framework 2021. Contamination may be present at the site as a result of both previous & current land uses (&/or activities) that could pose a risk to future residential occupants."

As previously, I have omitted an 'unexpected contamination' condition (or informative) due to the scale of the site & the nature of the development – reliance is placed upon the conditions above alongside the clear liability created by NPPF paragraph 184.

Mr. Jonathan Driver
Environmental Control Officer