

Havant Borough Council
Development Control
Civic Offices Civic Centre Road
Havant
Hampshire
PO9 2AX

Our ref: HA/2021/123071/01-L01
Your ref: APP/21/00254
Date: 12 April 2021

Dear Sir/Madam

APPLICATION TO DETERMINE WHETHER PRIOR APPROVAL IS REQUIRED FOR THE METHOD OF DEMOLITION OF 1NO. GASHOLDER AND ASSOCIATED STRUCTURES. GAS HOLDER, NEW LANE, HAVANT

Thank you for consulting the Environment Agency on the above application.

We have reviewed the information as submitted and set out our position below.

Environment Agency Position

The proposed development will be acceptable if the following condition is included on the planning permission's decision notice. Without this condition we would object to the proposal due to its adverse impact on the environment.

Condition

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to, and approved in writing by, the local planning authority. The remediation strategy shall be implemented as approved.

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 water pollution from previously unidentified contamination sources at the development site. This is in line with paragraph 170 of the National Planning Policy Framework.

Advice to LPA/Applicant

Environment Agency
Guildbourne House Chatsworth Road, Worthing, West Sussex, BN11 1LD.
Customer services line: 03708 506 506
www.gov.uk/environment-agency

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The site is within the Source Protection Zone 1c (confined) for the Havant and Bedhampton Springs. These springs provide a strategically important drinking water supply.

The SPZ1 at the site applies to the chalk which occurs at depth beneath the site. The Chalk at this location is overlain by significant thickness of lower permeability clays. These will provide a natural barrier for the chalk from any contamination at this site. Provided that any contamination does not reach potential pathways to the chalk the controlled water risks are likely to be limited. Given the sensitivity of the chalk though if any contamination was to find a pathway to the underlying chalk we would regard the sensitivity as being extremely high.

We note that no groundworks are proposed, but would advise consultation with prior to any future submission of planning for redevelopment. This can help ensure that the risk and liabilities of any contamination that may be present at the site can be satisfactorily managed.

All potentially contaminated waste generated at this site should be stored in area of secured drainage. No runoff from these area should be allowed to enter surface water drains.

Any contaminated material removed from the site either for disposal or treatment, should be dealt with via an appropriately permitted facility.

Please do not hesitate to contact me using the contact details shown below should you have any queries regarding the above information.

Yours faithfully

Mrs Sophie Brown
Sustainable Places Planning Advisor

Direct dial 02030 257250

Direct e-mail planningSSD@environment-agency.gov.uk