

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

Our ref: HA/2020/122368/01
Your ref: APP/20/00357
Date: 09 July 2020

Dear Sir or Madam,

**ERECTION OF 4NO. DWELLINGHOUSES WITH ASSOCIATED GARDENS,
PARKING AND LANDSCAPING (REVISION TO APP/13/00804).**

**WOODCROFT FARM DEVELOPMENT SITE, WOODCROFT LANE,
WATERLOOVILLE.**

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

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

Environment Agency position

We request that the following conditions be attached to any planning permission granted, and that the details in relation to these conditions be submitted and approved by the Local Planning Authority.

Condition 1 – Remediation strategy

No development approved by this planning permission shall commence until a remediation strategy to deal with the risks associated with contamination of the site in respect of the development hereby permitted, has been submitted to, and approved in writing by, the Local Planning Authority. This strategy shall include the following components:

- 1. A site investigation scheme, based on (Peter Brett Associates Geo-Env. & Geo-Tech GI Report (Ref: 21834/030 R02/rev01 – July 2013)) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off-site;**
- 2. The results of the site investigation and the detailed risk assessment referred to in (1) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be**

undertaken;

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 in (2) are complete, and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the written consent of the Local Planning Authority.

The scheme shall be implemented as approved.

Reasons for condition 1

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 in line with paragraph 170 of the National Planning Policy Framework (NPPF).

This site overlies the Source Protection Zone 1 for the Bedhampton and Havant Springs. These springs provide a strategically important public water supply. Potential contaminating activities have been identified in the previously submitted site investigation in the vicinity of the application area. The Applicant must demonstrate that any potential contamination does not pose a risk to controlled water, and in particular the Source Protection Zone 1.

The submitted Peter Brett Associates Geo-Env. & Geo-Tech GI Report (Ref: 21834/030 R02/rev01 – July 2013), which covered the entire site, details some potential contaminating activities (vehicle workshop and impacted made ground) in the vicinity of the application area. It is not clear from the plans provided with the current application if any of the potential contaminating activities directly underlie the application area. This needs to be verified as part of the above condition. Given the scale of this element of the development, we would not expect significant additional intrusive investigation. However, there must be sufficient investigation and an appropriately detailed remediation strategy provided in association with this application.

Condition 2 – Unidentified contamination

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.

Reasons for condition 2

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 NPPF.

Condition 3 – Verification report

Prior to each phase of development being brought into use, a verification report demonstrating the completion of works set out in the approved remediation strategy and the effectiveness of the remediation 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 to demonstrate that the site remediation criteria have been met.

Reasons for condition 3

To ensure that the site does not pose any further risk to human health or the water environment by demonstrating that the requirements of the approved verification plan have been met and that remediation of the site is complete. This is in line with paragraph 170 of the NPPF.

Condition 4 – Piling

Piling or other deep foundation using penetrative methods shall not be carried out other than with the written consent of the Local Planning Authority.

The development shall be carried out in accordance with the approved details.

Reasons for condition 4

To ensure that the proposed piling or other deep foundation does not harm groundwater resources in line with paragraph 170 of the NPPF.

Piling or deep foundation, has the potential to mobilise contamination from the shallow soils into the chalk bedrock, and increase the potential of mobilisation/migration to the underlying chalk aquifer and associated Source Protection Zone 1.

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

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Email: planningSSD@environment-agency.gov.uk