

From: Driver, Jonathan
Sent: 21 July 2020 16:31
To: Haywood, Daphney <Daphney.Haywood@havant.gov.uk>
Subject: RE: Environment Agency Response to: APP/20/00357- Woodcroft Farm

Good afternoon Daphney,

I've been through the consultation history, and have carefully compared the development red-line to the phasing plan and location of preceding landuses. It is not clear that the Environment Agency Planning Advice Service had sight of the additional documentation James refers to – in particular GE16943-RSVP-FY-OCT18, and results from TP215 in particular. Tom Wickens of the Groundwater & Contaminated Land team has been provided with copies, and has made an informal response which is in broad accordance with my assessment (i.e. cause for concern & care, not for 'alarm' – issues unlikely to be insurmountable).

The red-line for this application does coincide with the area identified on GE16943 Figure 1 30/04/2020 as *"Proposed spatial area requiring remediation, Phase 2B"* (Development phase 2B being 'residential phase 1B', with reference to Drawing 2740-C/1007-G). It may have been possible to omit these conditions entirely were there no overlap with this area, but as there is – the conditions are appropriate. The structure of the proposed conditions differs slightly from that applied to the overall site under APP/13/00804, but not materially so – the same protections will be transferred.

Extant documentation (submitted in respect of the wider Development Phase 2 discharge applications) will substantially contribute to the discharge of the proposed conditions, but it is not clear at this time that these will be sufficient without some additional assessment, so it remains appropriate to transfer protections to this new consent. I don't see a need to refer to those documents within the condition wording – everything subsequent is based upon the initial PBA report, and so submission of these extant reports alongside any new / following assessment work in support of discharge of the proposed conditions is compatible with the proposed condition wording.

In line with the above, I am happy to agree the wording proposed by the EA, and obviously wouldn't raise any objection to the proposals.

Best Regards,

Jon

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