

HAVANT BOROUGH COUNCIL

Town & Country Planning Act 1990

Consultation on Planning Application

MEMORANDUM

From:	Environmental Health	To:	Development Control
Our Ref:	CONS/19/01269	Your Ref:	APP/18/01090
EH Case Officer Extn:	44 6677	Date:	23 July 2019
DC Case Officer:	Gill Glover		
DC Case Officer Extn:	6534		
Application Number:	APP/18/01090		
Site Address:	Northney Farm, St Peters Road, Hayling Island, PO11 0RX		
Proposed Development:	Change of use of agricultural building to a dwellinghouse (class C3) and for associated operational development subject to prior approval (Approved 14.12.2018).		
	A request has been made to discharge the following condition(s) on the above application:		
	Condition 2 (Physical Soil Contamination Investigation & Mitigation), Condition 3 (Verification of Condition 2 Works)		

Observations / Comments:

I have reviewed the Apple Environmental Ltd. Environmental Desk Study and Preliminary Risk Assessment ref: CL/2698/NF submitted in support of the application to discharge condition numbers 2 & 3 of APP/18/01090.

The conclusions & recommendations of the report are agreed, and I consider the proposed scope for phase 2 investigative works described at 10.2 to represent a proportionate response to the contamination risks identified.

On the basis of the conclusions of the submitted report, and with reference to the specific wording of c.2 (which requires phase 2 assessment works as a minimum); *I cannot support the discharge of either c.2 or c.3 in whole or in part* (notwithstanding that the application form indicates that a full discharge was being sought).

There are no deficiencies with the submitted document - it simply is not the right stage in the process to seek discharge - the applicant should commission the phase 2 works and following that work, take advice on whether it would be appropriate to seek discharge of the conditions at that stage, or to proceed to preparing a scheme of remedial or risk mitigation work.

I consider the scope of work proposed within the submitted report to be likely to be informative with respect to the conceptual model for sources & receptors at the development.

Mr. Jonathan Driver
Environmental Control Officer