

HAVANT BOROUGH COUNCIL

Town & Country Planning Act 1990

Consultation on Planning Application

MEMORANDUM

From:	Environmental Health	To:	Development Control
Our Ref:	CONS/18/02294	Your Ref:	APP/18/01090
EH Case Officer Extn:	44 6677	Date:	28 November 2018
DC Case Officer:	David Eaves		
DC Case Officer Extn:	44 6549		
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.		

Observations / Comments:

I have briefly reviewed the supporting statement and plans, and note the statement at 4.4 c), and example decision included at Appendix B.

I also note that Mark Moss has made substantive comment and recommendation on amenity and 'nuisance' pollution (odour, noise, light, effluvia etc.), so there is no need for me to cover those areas in these comments.

In terms of the relevance of the proposals to Contamination, (physical / chemical) Pollution, and Air Quality, the particulars of the development are not materially different to those put forward under APP/18/00321, or APP/17/00983. As a result, comments provided previously would broadly apply.

Agricultural buildings of any & all descriptions, but particularly ones of this vintage (if only due to the length of time over which they have been used) are considered potentially contaminated, and experience of redevelopment of farm yards and yard complexes has typically identified concentrations of contaminants which would be considered unacceptable for a residential landuse. Lead would be a particular risk at a complex that has been in use for this period of time, and unfortunately this contaminant would not be readily apparent in soils (e.g. by visual or olfactory means).

For the reasons stated previously, I have no objection to the principle of development, subject to the application of suitable conditions to ensure that the upon completion, the site is suitable for the proposed use. Suggested wording below:

Contamination (Standard – omitting EDS) [1]

Prior to the commencement of development hereby approved (other than any site clearance partial demolition and consequential works for the purpose of ensuring structural stability), 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: *Having due regard to policies DM10 of the Havant Borough Adopted Core Strategy [2011] and DM17 of the Havant Borough Local Plan (Allocations) [2014], 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 site occupiers.*

Verification (Standard) [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. Where longer-term monitoring of pollutant linkages is identified as being necessary, the report shall clearly set out plans for monitoring, provision for maintenance, relevant triggers and contingency actions (a “long-term monitoring and maintenance plan”).

The long-term monitoring and maintenance plan shall be implemented as approved.

Reason: *Having due regard to policies DM10 of the Havant Borough Adopted Core Strategy [2011] and DM17 of the Havant Borough Local Plan (Allocations) [2014], 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 site occupiers.*

Mr. Jonathan Driver
Environmental Control Officer