

HAVANT BOROUGH COUNCIL

Town & Country Planning Act 1990

Consultation on Planning Application

MEMORANDUM

From:	Environmental Health	To:	Development Control
Our Ref:	CONS/17/01846	Your Ref:	APP/17/00983
EH Case Officer Extn:	44 6677	Date:	04 October 2017
DC Case Officer:	David Eaves		
DC Case Officer Extn:	44 6549		
Application Number:	APP/17/00983		
Site Address:	Northney Farm, St Peters Road, Hayling Island, PO11 0RX		
Proposed Development:	Change of use from agricultural building to 1No. dwellinghouse subject to prior approval.		

Observations / Comments:

I have reviewed the application details, and note that;

- The land and buildings in question are agricultural (a potentially contaminating landuse, where contamination is typically associated with the central 'yard' complex, vehicle & equipment storage areas, and with made ground located beneath hardstanding).
- The buildings may not form part of the active farm, but were present <1867, and would have formed part of the active farm at some point during their history.
- Some demolition and construction works are associated with the Eastern end of the building, dating to approximately the mid 1960's.
- Vehicle garaging and storage areas with large openings (more likely to be associated with mechanical equipment storage)
- The proposed landuse is sensitive, comprising residential accommodation predominantly on ground floor, with private garden areas, and within buildings with elevated pathway risk resulting from their construction type (e.g. solid wall, ground bearing floor slab)

Contaminants typically associated with Farm use are materials linked with livestock parasite & pest control (e.g. Arsenic, Copper), hydrocarbons (lube oils, solid & liquid fuels, combustion residues), construction related contaminants (Lead, Asbestos), and various metallic compounds associated with imported fill (e.g. hardcore - especially where combustion process derived) and local waste disposal.

The proposed development could in principle meet the description of contaminated land as a result of the proposed development. Insufficient information is presently available to dismiss this risk.

For the reasons summarised above, it is considered that prior approval is required for this development, and if granted, should be subject to suitable conditions to ensure that the land is either confirmed to be suitable for use in C3 class, or will be made suitable through a scheme of appropriate remediation or risk mitigation. Suggested wording overleaf:

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