

Mr Elvin Gomery
COWAN CONSULTANCY LTD
Turnberry House (4400) Parkway
Whiteley
Fareham
PO15 7FJ

Our ref: HA/2010/109502/01-L01
Your ref: Yachthaven
Date: 01 April 2010

Dear Mr Gomery

**6 NEW HOUSES
SITE ADJACENT TO YACHTHAVEN, HAYLING ISLAND**

Thank you for your email of 19 March 2010 regarding the above proposed development. I can now answer your queries as follows.

Flood Risk

We broadly agree with the findings and recommendations of your preliminary FRA. Please note that you will need to demonstrate that the measures that you have noted including raised floor levels, a safe means of access in a design flood, and appropriate flood resilience and resistance techniques can be achieved at this site in a full Flood Risk Assessment. The Sequential Test, as you have noted, will also need to be passed.

If you'd like to discuss this site further please contact George Woodward in our Development and Flood Risk team on 01962 764832.

Contaminated Land

The development site lies partly on a mapped historic landfill known as Yachthaven, it is known to have received spoil materials and highway construction waste materials. The site was a licensed site accepting inert wastes (Licence No. EAHLD20818). Further information may be obtained from the local authority who are the lead regulator for the site.

A preliminary risk assessment and conceptual site model should be completed to determine the extent of the historic landfill and the potential risks associated to controlled waters. Any assessment should be completed to fulfil the requirements of "PPS23: Planning and Pollution Control, Annex 2: Development on Land Affected by Contamination". It is also recommended that you:

Apply the risk-based framework set out in the Model Procedures for the Management of Land Contamination (CLR 11) and follow the guidance in that

Environment Agency
Guildbourne House Chatsworth Road, Worthing, West Sussex, BN11 1LD.
Customer services line: 08708 506 506
Email: enquiries@environment-agency.gov.uk
www.environment-agency.gov.uk
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document so that you can make the best decisions for your site

- Refer to the Environment Agency guidance on requirements for land contamination reports
- Use BS 10175 2001, *Investigation of potentially contaminated sites – Code of Practice* as a guide to undertaking the desk study and site investigation scheme
- Use MCERTS accredited methods for testing contaminated soils at the site
- Consult our website at www.environment-agency.gov.uk for further information about the above and any permissions which may be required.

Soakaways for the disposal of clean uncontaminated surface water will be acceptable in principle. However, no soakaways should be constructed in land affected by contamination.

Biodiversity

The Environment Agency is particularly interested in all wetland habitats and species. We would request that the following are taken into consideration when forming a planning application.

Detailed, up-to-date ecological surveys (habitats and species) should be undertaken at an appropriate time of year by a suitably qualified ecologist. The surveys should identify all wet habitats on and around the site, including less obvious wet grassland, marshy and boggy areas, as well as ponds/ditches. We would expect to see justification and at least like for like compensation for any wetland habitat/feature loss (and terrestrial habitat for wetland species e.g. Great Crested newts).

The applicant should also demonstrate no adverse impacts on the adjacent Chichester and Langstone Harbours Special Protection Area, Special Area of Conservation and Ramsar site.

We would also urge the applicant to refer to Natural England's standing advice for protected species and Brent geese. The information can be found on Natural England's external web site.

http://www.naturalengland.org.uk/regions/south_east/ourwork/standingadvice/default.aspx

The applicant should demonstrate if it is possible to avoid or mitigate against adverse effects, and any limitations of mitigation, including methods statements demonstrating how impacts will be minimised, and details of proposed post-development management and monitoring.

The proposed development is of significant size and therefore ecological enhancements should be an intrinsic part of the proposal. We would support proposed enhancements of existing habitats and habitat creation, particularly in line with local and UK Biodiversity Action Plans.

In addition to the above, it is also recommended that existing nature conservation features, within and adjacent to the proposed development site, such as mature trees, hedgerows, watercourses and other features be incorporated into site design and protected from change.

If you have any further questions or queries please contact Adam Cave FRB Solent and South Downs on 01903 832325 alternatively email adam.cave@environment-agency.gov.uk

Please note that the view expressed in this letter by the Environment Agency is a response to a pre application enquiry only and does not represent our final view in relation to any future planning application made in relation to this site. We reserve the right to change our position in relation to any such application.

You should seek your own expert advice in relation to technical matters relevant to any planning application before submission

We are keen to help ensure that new development is as sustainable as possible and therefore appreciate the opportunity to comment on development proposals at this early stage.

Our guide for developers is designed to give practical advice on the environmental issues that may affect your site and provides some examples of sites where good practice has already been applied. Some of the topics covered in the guide include, managing the risk of flooding, using water wisely, wildlife & green space, managing waste and land affected by contamination. You can find this guide and links to further information at <http://www.environment-agency.gov.uk/business/sectors/32695.aspx>

I trust that the above comments are satisfactory but if you require any further information please contact me.

Yours sincerely

Miss Catherine McLeod
Planning Liaison Officer

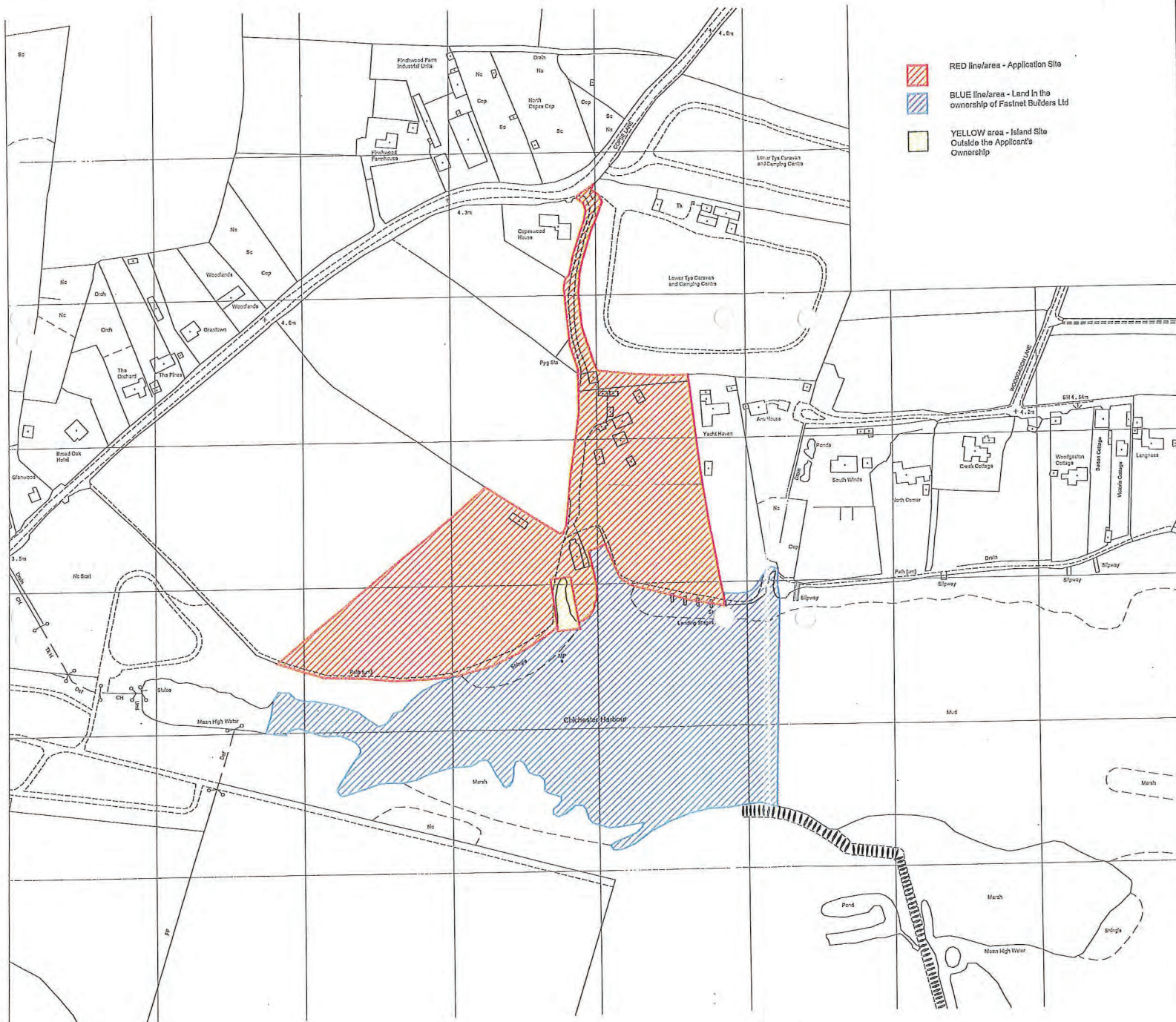
Direct dial 01903 703858

Direct e-mail planning.southdowns@environment-agency.gov.uk

End

APPENDIX B

LOCATION PLAN



- RED line/area - Application Site
- BLUE line/area - Land in the ownership of Fastnet Builders Ltd
- YELLOW area - Island Site Outside the Applicant's Ownership

note:
Adjacent properties and boundaries are shown for illustrative purposes only and have not been surveyed unless otherwise stated.
Do not work from this drawing.

A	New Survey Information Added	02/05/2009
revised:		

Asphalts
Drainage
Visuals

Chaplin Farrant Wiltshire Ltd

Bank Chambers
83 High Street
Wiltshire
SN1 1JN
Tel: 01292 842224
Fax: 01292 842225
Email: info@chfaw.co.uk

client Fastnet Builders

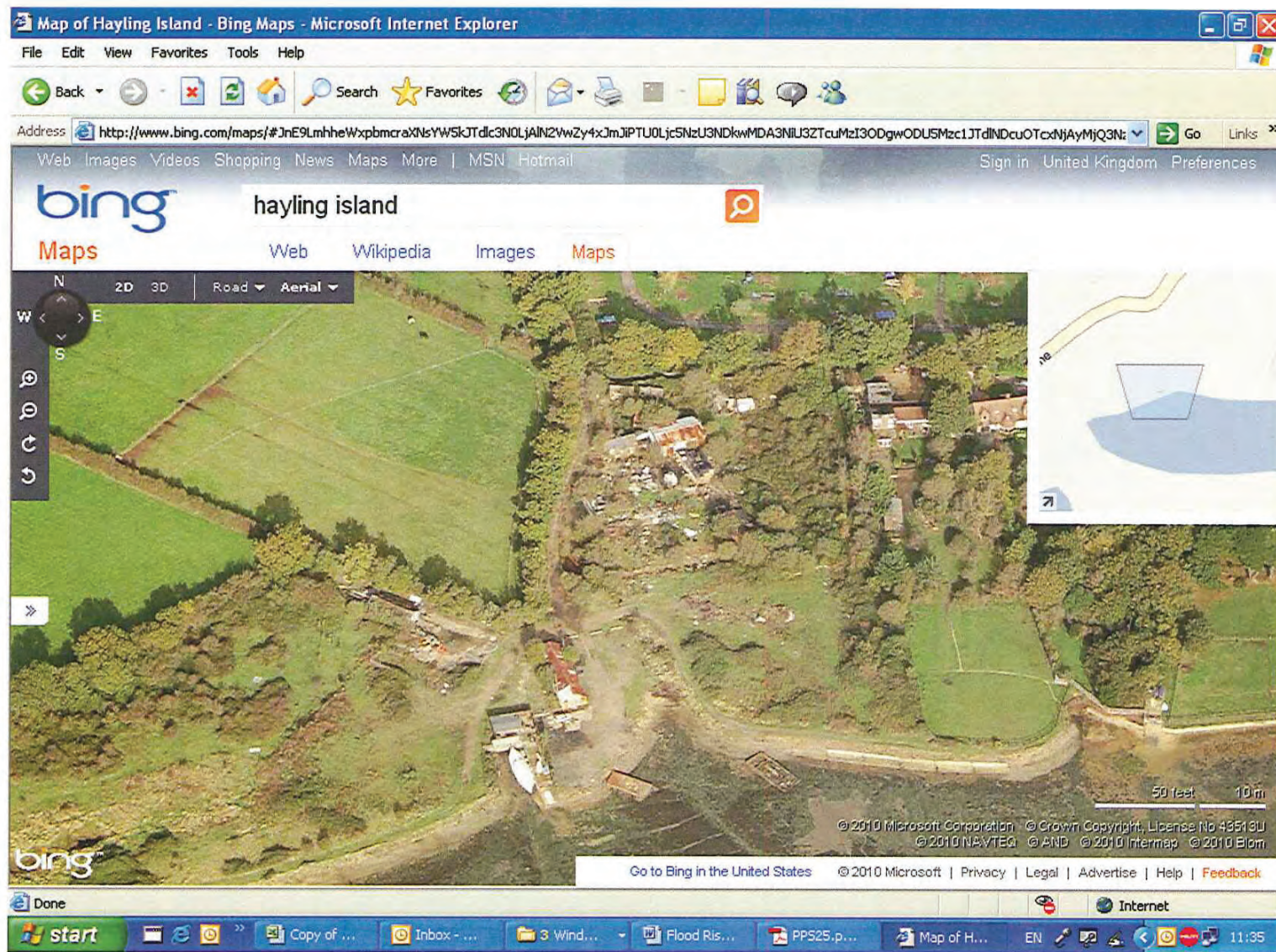
project Redevelopment and Restoration of
Yashthavari
Hayling Island

drawing Location Plan

project ref	drawing no	revision
JCS489W	AP 100	A

scale:	date:	drawn by:	checked by:
1:2500 @ A3	Mar 09	JSC	

also at 51 Yarmouth Road, Norwich, Norfolk, NR9 0DE. Telephone: 01603 340003
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their permission. Check all dimensions and report any errors or omissions.



EXISTING SITE