

Simon,

It appears that no new information has been submitted with the application to discharge c.20, and this office was aware of all information submitted prior to the request for the condition to be imposed. It appears that the wording imposed is slightly different from that recommended, including an environmental desk study (I'd recommended the wording 'based upon previous reports'). There is body of prior intrusive investigation work associated with this site, however the work has not necessarily been well targeted, or the results used to focus the assessment of risk (or the fieldwork necessary to enable an robust assessment of risk to be made). It is clear from the prior responses that I was expecting some further intrusive work – largely targeting contaminant mobility with a view to assessing the likelihood of migration to harbour waters, but also to consider the body of physical assessment results to focus the remedial measures on appropriate strata regions.

It would not in any event be appropriate to discharge the contamination condition in full, as no remedial works are documented and no verification report has been produced. I have no problem in your partially discharging c.20 (part 1 only), but otherwise I think that some re-consideration of the conceptual site model on the basis of all existing results is warranted, with a view to agreeing a tightly defined remedial method statement, or a well targeted scheme of additional monitoring / investigation that allows the site to move forward to delivery. I would be reluctant to permit commencement, as I would be concerned that there would be an unacceptable degree of residual uncertainty with respect to contamination risk on completion. See attached for my previous response (to the information submitted in appendices 8.1, 8.2 & 8.3; + additional investigative works that post date the submissions).

Best Regards,

Jon

Jonathan Driver
Environmental Control Officer

Havant Borough Council Environmental Health
Public Service Plaza, Civic Centre Road, Havant, Hants PO9 2AX
Tel (Direct Dial): 023 9244 6677
Tel (Mobile) : 07877 971 106
Tel (Team Admin): 023 9244 6670

Email: jonathan.driver@havant.gov.uk

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