

From: Jonathan Driver
Sent: 22 March 2016 14:02
To: David Eaves
Subject: RE: Northwood Dairy, Northwood Lane, Hayling Island. APP/16/00042

David,

Further to the email below, and our earlier conversation, please find proposed bespoke condition wording below. The intention is relatively simple; to have some (sufficient) empirical data from which to make a qualified judgement as to ground conditions & the scope of any necessary risk mitigation measures; considering a generic C3 use with private amenity land. Whilst I will not provide any specific requirement for a site investigation design / scope, I am happy to discuss with the applicant or their nominated consultant what would constitute an acceptable scope for the investigation. As always, the remainder of the provisions are evidence dependent. An informative to the applicant with respect to discussion with EH on scope of works would be of benefit in the interests of facilitating expedient discharge of conditions & minimising delays on construction schedules.

Condition wording has been pared-back in response to the nature & scale of the current application, and the context of the plot. I have not included an 'unexpected contamination' condition (or informative) due to the scale of the site & the nature of the development – it is unlikely that significant unexpected contamination could be present that would not be identified by the required intrusive investigation, or in the event that source removal or risk mitigation is required – would not be either consequentially remediated / mitigated against, or identified at verification.

Contamination [1]

Prior to the commencement of development hereby approved (other than site clearance, partial demolition and consequential works for the purpose of ensuring structural stability of retained buildings), 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 land uses (&/or activities) that could pose a risk to future residential occupants.*

Verification [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 &/or that the integrity of risk mitigation measures is adequate.

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 land uses (&/or activities) that could pose a risk to future residential occupants.*

Best Regards,

Jon

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