

With reference to the application above at The Clock House and 81c London Road, Waterloooville, the site is located within a Source Protection Zone 1c (SPZ1c). The site is above London Clay so groundwater will be protected from near surface activities unless they are carrying out any deep construction activities.

Please can we request either:

- Confirmation that the foundations will be shallow, and if not, that they will terminate in the clay; or
- A desk study assessing potential paths, receptors and pollutants associated with the development area

As you know the National Planning Policy Framework (NPPF) takes a precautionary approach to land contamination. Before the principle of development can be determined, land contamination should be investigated to see whether it could preclude certain development due to environmental risk or cost of remediation.

Where contamination is known or suspected, a desk study, investigation, remediation and other works may be required to enable safe development (in line with Paragraph 121 of the NPPF). Our minimum requirements for submission with a planning application are a desk study and preliminary risk assessment, such as a site walkover or conceptual model. Site Investigation and Remediation Strategy reports may be required for submission with a planning application for sensitive land use types or where significant contamination or uncertainty is found. However, should the works not propose any significant intrusive works into the ground then we would not require the applicant to provide a desk study but we would want something in writing to cover this issue.

Furthermore the policy in Havant BC's adopted allocations Pan (July 2014), W109, does refer to the requirement for the investigation of ground conditions as part of the planning application – however, should we have confirmation that the foundations will be shallow, and if not, that they will terminate in the clay we will not require any further ground investigation as stipulated above.

Many thanks in advance.

Kind Regards

Jon