

HAVANT BOROUGH COUNCIL

Town & Country Planning Act 1990

Consultation on Planning Application

MEMORANDUM

From:	Environmental Health	To:	Development Control
Our Ref:	CONS/16/00888	Your Ref:	APP/16/00583
EH Case Officer Extn:	44 6677	Date:	04 July 2016
DC Case Officer:	Heather Lealan		
DC Case Officer Extn:	44 6523		
Application Number:	APP/16/00583		
Site Address:	Plot 1 - The Retreat, Croft Lane, Hayling Island		
Proposed Development:	Demolition of existing stable block and erection of 1No. dwelling incorporating swimming pool and detached double garage.		

Observations / Comments:

I have reviewed the submitted application, associated documentation and the environmental context / history of the site. I understand that Mark Moss has already submitted comment in respect of noise / dust / light / hours of working, construction related bonfires & multi-fuel stoves. Comments relate to ground contamination only.

It appears that the property is to be entirely new-build, on brownfield land (former stable block). Land does not appear to have (ever) been a former working farm complex i.e. associated with a large / commercial operation which might be taken to represent an elevated contamination risk.

The land does however appear to have been formerly allocated to strip farming / small holding, where farming practice may have been poor (e.g. ad hoc solutions to the construction of tracks / dry access etc.).

Land use is considered very likely to have been arable (i.e. no livestock related biological contamination such as anthrax, or treatment related contamination, such as arsenic containing sheep dip), and no uses that might represent sources of gross contamination (e.g. bulk storage of fuels or agri-chemicals) are expected to have previously been undertaken at the site.

The development is considered to represent a landuse that is sensitive to contamination; and whilst the site history is considered to represent a relatively low risk in respect of the presence of significant contamination - there remains potential for contamination to be present. The greatest risk is likely to be the content of made ground (e.g. obvious buried waste materials, especially where ashy, or likely to contain asbestos - improvised soil conditioners & access tracks).

It is anticipated that any contamination at this site that is significant in terms of the proposed development will be associated with deposits identifiable by visual or olfactory means, and as extensive groundworks will be required at this site for foundations, pool & services (including ground source heat), there is considered to be a reasonable likelihood of encountering any contamination that may be present on site during the course of the development.

I have no objection to the proposals, however I would request that a condition be applied that requires investigation / assessment (and if necessary, remediation/verification) of any suspicious ground conditions encountered, and positive declaration for clarity if none are identified. Suggested wording below.

Condition 1

"In the event that suspected contamination (soil, groundwater or buried waste materials) is encountered during groundwork; works in affected areas of the site shall cease until a scheme to deal with the risks associated with the suspected contamination has been submitted to and approved in writing by the Local Planning Authority.

The scheme may comprise separate reports/statements as appropriate, but unless specifically excluded in writing by the Local Planning Authority, shall include;

- 1) Investigation in the vicinity of suspected contamination, sufficient to characterise it's nature, likely extent & mobility,*
- 2) An appropriate assessment of the risks to all receptors that may be affected, based upon 1), and;*
- 3) Where potentially unacceptable risks are identified by 2), a Remediation Strategy that includes appropriately considered remedial objectives and clearly defined proposals for achieving these, having due regard to sustainability*

All assessments, works, monitoring & other actions required by 1)-3) above (and B, below) shall be undertaken by competent persons, and the scheme shall be implemented as approved.

Prior to the occupation of any relevant part of the permitted development, EITHER of the following shall be submitted to the Local Planning Authority;

- A. A statement confirming that no suspected contamination was identified during development, OR;*
- B. Documentation in accordance with 1)-3) above; together with a Verification Report (where appropriate) demonstrating that remediation objectives have been met.*

Reason: *Having due regard to policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework, there is a potential for contamination to exist at the site within made ground which could pose a risk to occupants"*

Mr. Jonathan Driver
Environmental Control Officer