

Havant Borough Council
Development Control
Civic Offices Civic Centre Road
Havant
Hampshire
PO9 2AX

Our ref: HA/2016/118364/01-L01
Your ref: APP/15/01233
Date: 13 July 2016

Dear Sir/Madam

REQUEST TO DISCHARGE CONDITIONS 5 AND 9 (18.4.16). ERECTION OF APPROX 1,920SQM OF WAREHOUSE, 890SQM OF OFFICE SPACE AND A 220SQM TRAINING SCHOOL FACILITY WITH ASSOCIATED ENCLOSED LOADING AREAS, CAR PARKING AND REFUSE STORAGE (APPROVED 24.1.16)

LAND ADJACENT TO FULFLOOD ROAD, DUNSBURY WAY INDUSTRIAL ESTATE, HAVANT, HAMPSHIRE, PO9 5EQ

Thank you for consulting the Environment Agency on the above application for the discharge of Condition 5 (Land Quality) and 9 (Piling) of planning permission APP/15/01233 which we received on 23 June 2016.

Environment Agency Position

Condition 5 - Land Quality

The Desk Study and Site investigation report submitted are dated from July and August 2003. These report recommended additional investigations to be carried out due to the elevated levels of contamination identified and the risk of pollution to the nearby stream.

A subsequent letter from 2005 outlines additional limited investigation work and remediation undertaken.

As these report are over 10 years old, and the content, including the overall conceptual model, risk assessment(s) and whether over the last 10 years the condition of the land has changed due to development and activities carried out may be out of date. The reports need to be updated and if applicable, additional investigations to address any potential pollution and land contamination issues that have occurred over the last 10 years need to be undertaken in line with the current planning condition requirement.

Therefore, at this stage, we cannot recommend the discharge of Condition 5.

Condition 9 – Piling

The proposal to use CFA piling technique to address land contamination issues is

Environment Agency
Canal Walk, ROMSEY, Hampshire, SO51 7LP.
Customer services line: 03708 506 506
www.gov.uk/environment-agency
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acceptable. However as stated above, the reports need to be updated prior to acceptance of the potential risks to the water environment. Therefore at this stage we do not recommend the discharge of this condition.

Yours faithfully

Mr Jon Maskell

Planning Advisor, Environment Agency

Direct e-mail PlanningSSD@environment-agency.gov.uk