

Michelle Houghton

From: Daphney Haywood
Sent: 19 February 2015 12:10
To: bst shared
Subject: FW: APP/14/01228 58-64 Station Road, Hayling Island, PO11 0EL HE additioanl coments for meridio and web

From: Jonathan Driver
Sent: 18 February 2015 18:49
To: Daphney Haywood
Subject: RE: APP/14/01228 58-64 Station Road, Hayling Island, PO11 0EL

Daphney,

I've just had David Collins down here asking about that site. I'm sorry for the delay in responding on this one – have been inundated with enquiries the past couple of weeks. I have reviewed the documents, and have been considering what an appropriate response might be. Given the degree of risk associated with the prior landuse (gas works), I would like to be sure that the site does not represent a risk to offsite receptors - this was not covered specifically within the report, which looked principally at soils contamination affecting on-site receptors under a commercial exposure scenario.

Ultimately soils at the site appears to be remarkably clean given prior landuse. There certainly remains a need for a watching brief for unexpected contamination (contamination not identified within the trial holes advanced to date). At least one gas monitoring & groundwater sampling well was constructed on site, but no samples taken during the initial investigation. I would also question the trial hole numbering scheme - taken at face value it is difficult to explain the omission of TP No.'s 1, 5, and 8-10 (there are trial pits numbered 2,3,4,6,7 & 11) . It is assumed that these were either rejected (obstructed – encountered reinforced concrete etc.), or more likely, geotechnical in nature. No chemical / environmental sampling refers to these features, and numbering system clearly implies either additional trial holes, or unreported failed trial hole attempts. Geotechnical info would provide an engineering description of soils, and may contain useful / relevant information (visual olfactory evidence, a description of groundwater encountered, or simply a better understanding of the stratigraphy as it might apply to contaminant mobility), and reasons for the omission from the report of these (assumed genuine) features may be informative. If trial hole logs exist for these features, they should be submitted.

I would prefer to see some soil gas spot monitoring and some groundwater samples to identify the mobility of identified contamination (various PAH & VOC compounds). There are sensitive receptors located some 20-25m from locations where elevated volatile hydrocarbons have been identified, and groundwater was encountered at levels as shallow as 0.8m below ground. Requiring some groundwater analysis would not be particularly onerous provided that the well remains in situ on site, however I understand from Councillor Collins that demolition work may have already commenced within Area B, and it is not unlikely that these works will have destroyed the well.

I acknowledge that no significant / gross contamination plume has been specifically identified by the reported works, however I remain concerned that a wide variety of elevated contaminants within the soils at this site (metals / PAH / VOC / hydrocarbons / cyanide) have been identified at levels considered to represent 'significantly elevated' concentrations – some at levels that could constitute 'contaminated land' under a residential landuse scenario.

When only looking at soils analysis, it is more difficult to draw conclusions with confidence on the likely absence of gross contamination – it could simply have been missed (trial holes didn't intersect). Groundwater samples tend to be more informative on likely mobility, and gas sampling informative on the occurrence of degradation processes. Investigation data reports hydrocarbon odours where chemical samples report clean soils – i.e. could be underlying (deeper) source, vapours being detectable by odour, but soils clean. WS4 appears to indicate that

some below ground infrastructure has been removed (made ground to 2.65m – out of keeping with elsewhere on the site), and it could be that impacted soils & contamination was removed locally at this time. This could either mean that the conclusions of the report are indeed appropriate, or that WS4 (within a tank area – it is unclear whether this represents the gas holder, or tank used for storage of coal tar / ammoniacal liquor) may misrepresent the condition of soils surrounding the feature – featuring largely clean fill, over a hard concrete base.

In short, I am unsure as to what is reasonable to require – I am cautious to simply remove any condition relating to investigation due to the nature of the previous landuse – gas works are typically among the worst contaminated sites. In my effort to draft a less onerous condition (contained within my previous formal response), I omitted the typical wording ‘appropriate assessment of risk to sensitive receptors, including those off site’ which would cover this consideration.

I would recommend that the previously proposed conditions are retained, with a small amendment to the wording to cover the risk to off site receptors (in bold);

Condition 1

Prior to the commencement of any specific phase of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), a scheme to deal with the risks associated with the possible contamination shall be submitted to and approved in writing by the Local Planning Authority. That scheme shall include all of the following elements unless specifically excluded, in writing, by the Local Planning Authority.

- 1. The results of the site investigation proposed within the Dig-Geotech Ltd. Desk Study reports referenced 517/R01 & 517/R02, and (if appropriate), **a suitable assessment of risk to all sensitive receptors, (including those off site)**, a remedial options appraisal and remediation strategy based on these results, giving full details of the remediation measures required and how they are to be undertaken.*
- 2. 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 in (1) are complete, identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.*

All elements shall be adhered to unless agreed in writing by the Local Planning Authority.

Reason: Having due regard to policies and proposals E1 of the Hampshire County Structure plan 1996-2011 (Review), and DM10 of the Havant Borough Adopted Core Strategy (2011); Contamination may be present at the site as a result of both previous & current landuses (&/or activities) at the site that could pose a risk to future site occupiers & **occupiers of adjacent land**

Condition 2

“No occupation of any part of the permitted development shall take place until a verification report has been 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. It shall also include any plan identified as being necessary for longer-term monitoring of pollutant linkages (a “long-term monitoring and maintenance plan”), including provision for maintenance and contingency action. The long-term monitoring and maintenance plan shall be implemented as approved.”

Reason: Having due regard to policies and proposals E1 of the Hampshire County Structure plan 1996-2011 (Review), and DM10 of the Havant Borough Adopted Core Strategy (2011); Contamination may be present at the site as a result of both previous & current landuses (&/or activities) at the site that could pose a risk to future site occupiers & **occupiers of adjacent land**

Condition 3

“If, during development, contamination not previously identified on site is found to be present, no further development (unless otherwise agreed in writing by the Local Planning Authority) shall be undertaken until a report has been submitted to and approved by the Local Planning Authority that details how that contamination is to be dealt with. Unless otherwise agreed in writing with the Local Planning Authority, all works outlined in the submitted report shall be adhered to.”

Reason: Having due regard to policies and proposals E1 of the Hampshire County Structure plan 1996-2011 (Review), and DM10 of the Havant Borough Adopted Core Strategy (2011); Contamination may be present at the site as a result of both previous & current landuses (&/or activities) at the site that could pose a risk to future site occupiers & **occupiers of adjacent land'**

I acknowledge that the results of the reports referenced in condition 1, 1 have been submitted and appear to be largely favourable – conclusions in relation to the residential phase of development (area A) are agreed. However, The report in relation to the commercial portion of the site in particular leaves room for risks to have been missed - it is possible that (on the assumption that WS4 well remains available for sampling) that a significantly greater degree of confidence in the results of the investigations can be achieved quickly & inexpensively through the sampling of groundwater for a comprehensive hydrocarbon suite. If this is not possible, some consideration will need to be given to the need (or otherwise) for further trial holes – this may depend upon a number of other factors, including the depth & spatial extend of excavations related to construction activities or service installation (and the subsequent opportunity for inspection of soils, and/or the taking of samples concurrently with development groundworks).

The above conditions at least afford the opportunity (by maintaining the impetus) to consider these issues fully.

I hope that this will suffice with respect to your report recommendations. If you need to discuss this with me, I will be around tomorrow.

Best Regards,

Jon

Jonathan Driver
Environmental Control Officer

Environmental Health, Public Service Plaza, Civic Centre Road, Havant, Hants PO9 2AX
Email: jonathan.driver@havant.gov.uk
Tel (Direct Dial): 023 9244 6677
Tel (Team Admin): 023 9244 6670

From: Daphney Haywood
Sent: 18 February 2015 16:31
To: Jonathan Driver
Subject: FW: APP/14/01228 58-64 Station Road, Hayling Island, PO11 0EL

Hi Jon

I don't seem to have received a response to this, I need to get the decision issue tomorrow – could I please have your comments.

Best regards

Daphney Haywood
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Please note my usual work days are Monday, Wednesday and Thursday

From: Daphney Haywood
Sent: 04 February 2015 09:04
To: Jonathan Driver
Cc: 'Jeffrey Douglas'
Subject: FW: APP/14/01228 58-64 Station Road, Hayling Island, PO11 0EL

Jon

Please see below re your requested conditions – do you have enough information to make the conditions compliance as opposed to pre-commencement – if not can you let me know what else you need?

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From: Jeffrey Douglas [<mailto:jd@jeffreydouglas.co.uk>]
Sent: 03 February 2015 11:22
To: Daphney Haywood
Cc: Jonathan Driver; 'David Grant'; 'Nigel Slydell'
Subject: FW: APP/14/01228 58-64 Station Road, Hayling Island, PO11 0EL

Daphney

I have forwarded your email to our consultant, David Grant of DIG Geotech and attach his response below.

Would you please advise.

Kind regards

Jeff

From: David Grant [<mailto:dig@dig-geotech.com>]
Sent: 03 February 2015 10:12
To: 'Jeffrey Douglas'
Cc: 'Nigel Slydell'
Subject: RE: APP/14/01228 58-64 Station Road, Hayling Island, PO11 0EL

Hi Jeff,

You probably need to have a word with the planning officer who may in turn need to speak to Jonathan Driver in Environmental Health. I suspect the paperwork from his review of the site investigation reports may not have arrived at planning prior to the Condition 1. being published.

Item 1. is complete and has been sent to Jonathan Driver. That condition therefore is effectively discharged, but the paperwork loop needs completing.

Item 2. cannot be mitigated until the works are underway. i.e. top soiling of gardens etc and the Discovery Strategy can't take place until the groundworks are almost complete.

Regards

David

From: Jeffrey Douglas [<mailto:jd@jeffreydouglas.co.uk>]
Sent: 02 February 2015 17:17
To: 'David Grant'
Cc: 'Nigel Slydell'
Subject: FW: APP/14/01228 58-64 Station Road, Hayling Island, PO11 0EL

Hi David

I have just received the message below from the planning officer.

I thought we had covered everything to avoid a pre-start condition. Would you therefore please provide the necessary information asap.

The Council have been granted an extension of time to 20/2 to make a decision so this needs to be dealt with quickly if the condition is to be avoided, which is essential as Nigel is ready to start the work as soon as we have a permission.

Many thanks

Jeff

From: Daphney Haywood [<mailto:Daphney.Haywood@havant.gov.uk>]
Sent: 02 February 2015 15:19
To: 'Jeffrey Douglas'
Subject: FW: APP/14/01228 58-64 Station Road, Hayling Island, PO11 0EL

Jeff

In addition to my email below and pre-commencement condition:-

Building Control, (Fire Access Consultation) Mezzanine floor areas to comply with approved Dec B Vol2. Fire brigade access for dwellings does not comply, turning circle to be provided or alternative measures. Bin storage should be within 30m of dwellings. Public sewer located on site

Please check to see if the plans need amending to satisfy the above.

Environmental Health Manager

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- 1. The results of the site investigation proposed within the Dig-Geotech Ltd. Desk Study reports referenced 517/R01 & 517R02, and (if appropriate), a suitable risk assessment, remedial options appraisal and remediation strategy based on these results, giving full details of the remediation measures required and how they are to be undertaken.*
- 2. 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 in (1) are complete, identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.*

All elements shall be adhered to unless agreed in writing by the Local Planning Authority.

Reason: Having due regard to policies and proposals E1 of the Hampshire County Structure plan 1996-2011 (Review), and DM10 of the Havant Borough Adopted Core Strategy (2011); Contamination may be present at the site as a result of both previous & current landuses (&/or activities) at the site that could pose a risk to future site occupiers.

How do you want to deal with this?

Natural England Government Team

All materials, equipment and machinery will be stored in a designated compound within the curtilage of the property. This is required in order to protect the adjacent SPA supporting habitat.

This would normally be covered by a construction management statement – please let me know how you wish to proceed?

Best regards

Daphney Haywood

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From: Daphney Haywood

Sent: 02 February 2015 15:06

To: 'Jeffrey Douglas'

Subject: APP/14/01228 58-64 Station Road, Hayling Island, PO11 0EL

Jeff

Items 2 and 3 would need to be the subject of pre-commencement conditions unless the information is provided as part of the current application. Please let me know how you wish to proceed?

Development Engineer Response

The Highway Authority has no adverse comment to the application providing, the Following planning condition are applied

1 The access road, the footways, the turning and parking areas are laid out as shown on submitted drawing 21412/201.

2 Details of the construction, material and levels of the footways ,the turning area and parking area to be provided

3 Plan showing operative parking site storage and wheel washing.

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