

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

Our ref: HA/2014/115215/01-L01
Your ref: APP/12/00491
Date: 22 January 2014

Dear Sir/Madam

DISCHARGE CONDITIONS 4 & 5 - FULL PLANNING PERMISSION FOR PHASE 1 COMPRISING UP TO 1243 SQM (GROSS INTERNAL) OF CLASS B1C (LIGHT INDUSTRY) AND/OR CLASS B2 (GENERAL INDUSTRIAL) AND/OR CLASS B8 USE (STORAGE AND DISTRIBUTION), TO INCLUDE ANCILLARY TRADE COUNTERS AND B1A USE (OFFICES), WITH ASSOCIATED ACCESS, CAR PARKING AND LANDSCAPING. - OUTLINE PLANNING PERMISSION FOR PHASE 2 COMPRISING UP TO 3388 SQM (GROSS INTERNAL) OF CLASS B1C (LIGHT INDUSTRY) AND/OR CLASS B2 (GENERAL INDUSTRIAL) AND/OR CLASS B8 USE (STORAGE AND DISTRIBUTION), TO INCLUDE ANCILLARY TRADE COUNTERS AND B1A USE (OFFICES), WITH ASSOCIATED ACCESS AND CAR PARKING.

4-10 SOLENT ROAD, HAVANT, HAMPSHIRE, PO9 1JH

Thank you for consulting the Environment Agency on the above application, which was received on 8 January 2014.

Environment Agency Position

We are unable to recommend that Conditions 4.2 - 4.4 and 5 of Planning Permission APP/12/00491 can be discharged at this time.

Condition 4.1 has been addressed, so we can recommend that this section be discharged.

Advice to the Local Planning Authority / Applicant

We have reviewed the Environmental Investigation Report, Trade Park - Phase II, Solent Road, Havant Report No: IN12963 CL 002 dated February 2013 and the Additional Site Investigation Report for the same site Report No: In12963 CL 009 dated October 2013.

Environment Agency
Romsey Depot Canal Walk, Romsey, Hampshire, SO51 8DU.
Customer services line: 03708 506 506
www.environment-agency.gov.uk
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We support the conclusion that there is no ongoing source of contamination at the site and the recommendation that a watching brief should be kept in case contamination or historic fuel infrastructure is discovered during the redevelopment.

Although the hydrocarbons encountered in BH12 are considerably less than on the Phase I site they are still significant and require further evaluation. We would query why no further investigation down gradient of BH12 was undertaken as this may have provided more confidence as to the lateral spread of the contamination. The fractions encountered suggest diesel fuel and this is considerably more mobile than the heavy end fractions encountered on the Phase 1 part of the site.

We require a Detailed Quantitative Risk Assessment/Remedial Target Methodology to demonstrate that this contamination does not pose a risk to controlled waters before we can recommend the discharge of conditions 4.2 - 4.4 and 5.

If you have any queries regarding the information set out above, please contact me on the details below.

Yours faithfully

Miss Verity Giles
Planning Advisor, Environment Agency

Direct dial 01794834590

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