

HAVANT BOROUGH COUNCIL
Town & Country Planning Act 1990
Consultation on Planning Application

MEMORANDUM

From:	Environmental Health	To:	Development Control
Our Ref:	DCS/EH/JPD/120627001	Your Ref:	APP/12/00463
Ext. No:	6677	Date:	27/06/2012

DC Case Officer: Mrs. Daphney Haywood
Application Number: GEN/12/00463
Site Address: 103-105 Station Road, Hayling Island
Proposed Development: Outline application, with all matters reserved, for demolition of existing industrial units and construction of 2No. residential buildings containing 12No. 1 and 2 bed flats and associated cycle store, bin store, parking and landscaping.

Observations / Comments:

I have reviewed the proposals, and would like to make comment with regards to the potential for Ground Contamination.

It is noted from section 14 of the application form that the applicant has indicated that the development is not on :

- i) land that is known to be contaminated
- ii) land where contamination is suspected on all or part of the site?
- iii) A proposed use that would be particularly vulnerable to the presence of contamination?

In the absence of any pre-existing site investigation data, I accept that the land is not 'known' to be contaminated, however, unit 105 is marked on a plan supplied by the applicant as a 'weaving works', and photographs supplied by the applicant clearly show signage on one of the units indicating its previous use as a precision engineering works. Notwithstanding any other industrial uses at these premises throughout their operational history, both textile / weaving works, and engineering works are considered to be potentially contaminating, and it can be reasonably concluded that point ii) should have received a positive response.

Similarly, with the application being for proposed residential use it is considered that the proposals do represent a development that would be particularly vulnerable to the presence of contamination.

For this reason, I would request that the following conditions be applied to any consent granted:

Condition 1:

Prior to the commencement of the 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 contamination of the site 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. A desk study identifying:

- All previous uses
- potential contaminants associated with those uses.

- a conceptual model of the site indicating sources, pathways and receptors
 - potentially unacceptable risks arising from contamination at the site.
2. A site investigation scheme based on (1) to provide information for an assessment of the risks to all receptors that may be affected, including those off site.
 3. The results of the site investigation and risk assessment (2) and a method statement based on these results giving full details of the remediation measures required and how they are to be undertaken.
 4. A verification report shall be prepared on completion of the works set out in (3) confirming the remediation measures that have been undertaken in accordance with the method statement and setting out measures for maintenance, further monitoring and reporting

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

Reason: To prevent future site users / occupiers being exposed to unacceptable risks from potential contamination arising on the site from previous land uses, and 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)

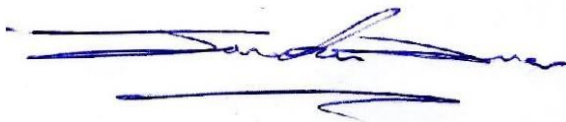
Condition 2:

"If, during development, contamination not previously identified on site is found to be present, no further development shall be undertaken until a report has been submitted to and approved by the Local Planning Authority detailing 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: To ensure that risks from land contamination to the future users of the land are minimised, and to ensure that the development can be carried out safely without unacceptable risks to workers.

In the absence of the above conditions, I would be minded to object to this application.

Best Regards,



Jonathan Driver
Environmental Control Officer