

Stoke Fruit Farm
77 Havant Road
Hayling Island
Hampshire
Po11 0pt

10th February 2016

Dear Mr Eaves

Please see below my comments following the correspondence received from the consultees on the application for prior approval application at **Northwood Dairy, Northwood Lane, Hayling Island. APP/16/00042**

Community Infrastructure Levy

It is noted that Cil is currently applicable to this development. I intend to calculate the internal floor area which i understand is the figure the payment derives from. Would the local authority inform me please of what the current projects requiring funding in our are currently ongoing.

Solent Disturbance Mitigation Project

This is noted and the requirement is understood if the council issue an invoice for this i will arrange for its payment at the earliest opportunity.

Highways - Mr P Marshall

It is noted the Highway Authority have No adverse comment to the application. I can confirm as to Mr P Marshall's Suggestion of car parking spaces we will allocate 2 vehicle parking space in the yard for the use of the dwelling and there will be sufficient room for a vehicle to turn and leave in a forward gear.

Engineering/Drainage - Mr S Mountin

Mr Mountains comments confirm the property is not in a flood zone. He does request a flood plan to which i have attached, I can confirm that the ditches immediately draining the site do not suffer from tide lock and the ditches mr Mountain is referring to are some 1000m away down the ditch network and have never affected surface water drainage at the site. Southern water connection is already on site servicing a toilet and foul water drainage it is intended to use this supply however i will inform southern water of the intentions.

Environmental Health- Mr J Driver

It is noted that Mr Drivers comments confirms the application is Class Q Compliant.

He also reiterates what Mr Marshall says about the transport impact being negligible.

Mr Driver's writes *"I have no in-principle objection to the conversion of these agricultural buildings to residential use - and in the event that contamination were found to be present, it is unlikely to be uneconomic to mitigate the associated risks."*

Mr Driver does emphasise that on this application there is no conditional approval to cover such circumstances being the only reason he recommends refusal. I would like to confirm to yourself that the building will be built using Havant Borough Council's Building Control Department which deal with contamination that may arise under Document C.

Mr Driver's comments outline a number of possible hazards that quite frankly would be possible in any conversion of any building. The prior approval system has been implemented by the government to allow the development of farm buildings it would be completely contradicting for Mr Driver to use the fact that *"Farm complexes generally regarded as representing a potentially contaminating landuse, typically due to local informal waste disposal (liquid, solid and ash - to land), but also due to the use of agricultural pesticides, herbicides & fungicides (which may include metals & hydrocarbon compounds), or to the storage, fuelling, maintenance & repair of self-powered agricultural machinery."* as a reason for refusal.

Hayling Island also does not have a history of sheep farming as may say the chalk downs so the likelihood of arsenic could be classed as minimal. I am of the opinion that many of these comments are broad and non site specific I think it is important to base these comments on facts rather than possibilities.

I would have thought it would be fair to say the likelihood of the building being affected by contamination is low. I had hoped to reach a decision on this application with minimal disturbance to the property. However if it helps determine if there is a risk of contamination i will instruct a soil report to be done over the site to outline the facts. This will involve some minor excavation work.

If we were to do this i presume the results would take approximately 3 weeks to return and a report be generated. Could you please inform me how this would affect our ongoing application.

If the local authority have another preferred route of ruling out risks of contamination would you also please make this known at your earliest convenience.

Please take these comments on board when making your decision.

Kind Regards

Simon