

HAVANT BOROUGH COUNCIL

Town & Country Planning Act 1990

Consultation on Planning Application

MEMORANDUM

From:	Environmental Health	To:	Development Control
Our Ref:	PR202607-113529	Your Ref:	APP/26/00379
EH Case Officer Extn:	44 6677	Date:	31/07/2026
DC Case Officer:	Any Winch		
Application Number:	APP/26/00379		
Site Address:	Land at Gutner Farm, Gutner Lane, Hayling Island		
Proposed Development:	Prior approval Part 3 Class Q: Agricultural buildings to dwellinghouses		

Observations / Comments:

Farm complexes are regarded to be a potentially contaminating landuse. The planning redline area has been in use as a farm yard since at least 1909, and has been subject to successive phases of development, with a number of temporary and larger structures having been constructed and demolished throughout it's history.

It is common for yards to have significant made soils (typically utilising waste aggregates, ash, and waste materials), and often successive surface treatments. Similarly, yards are often used for storage and maintenance of machinery, handling of fuels and hydraulic oils, and the storage/handling of agricultural chemicals/pesticides. The presence of coal-tar bound macadam, asbestos containing materials, petroleum hydrocarbons, VOC, metals (e.g. Pb, Cd) and inorganics (e.g. As, CN) all represent a tangible risk.

The proposals are unclear on the landscaping proposal, and on the construction make-up & detailing of the ground floor. It should also be noted that the site is a potential source of mobile contaminants, which might be capable of contributing to the pollutant loading of the protected Chichester harbour – in this way, potential receptors include both future occupants and controlled waters.

In accordance with Q2 c), it is considered that prior approval is required and should be conditional upon the following;

Contamination (Tailored – omitting EDS) [1]

Prior to the commencement of development hereby approved (other than demolition, site clearance, or any internal works pursuant to asbestos removal or for the purpose of ensuring structural stability), an assessment of the nature and extent of contamination at the site, whether originating from within or outside the curtilage, shall be submitted to and approved in writing by the Local Planning Authority. The assessment shall be undertaken by competent persons, and the findings presented as a written report.

The assessment may comprise separate reports as appropriate, but unless specifically excluded in writing by the Local Planning Authority, shall include;

- 1) *Site investigation appropriate to the previous land uses at- & in the vicinity of- the site, to provide sufficient data and information to adequately identify & characterise any physical contamination on or affecting the development land, and to inform an appropriate assessment of the risks to future occupants.*
- 2) *The results of an appropriate risk assessment based upon (1), and where unacceptable risks are identified, a Remediation Strategy that includes;*
 - *appropriately considered remedial objectives,*
 - *an appraisal of remedial &/or risk mitigation options, having due regard to both sustainability & viability, and;*
 - *clearly defined proposals for mitigation of the identified risks.*
- 3) *A verification plan providing details of the data that will be collected in order to demonstrate that the works set out any Remediation Strategy required under (2) are complete, identifying any requirements for longer-term monitoring of pollutant linkages, maintenance of engineered mitigation measures, and arrangements for contingency action.*

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

Reason: *Contamination may be present at the site in connection with its prior agricultural use that could pose a risk to future occupants of the dwellings or to controlled waters. This is in line with DM10 of the Havant Borough Local Plan (Core Strategy) 2011, DM17 of the Havant Borough Local Plan (Allocations) [2014], and paragraphs 196-197 of the National Planning Policy Framework '24.'*

Verification Reporting (Tailored) [2]

Prior to the occupation of the permitted development, any verification report required under [Condition 1] shall be submitted to and approved in writing by the Local Planning Authority. The report must;

- i) *adequately demonstrate that works outlined in the scheme of contamination remediation or risk mitigation have been implemented, and;*
- ii) *that the scheme is likely to achieve its design criteria and will provide the expected degree of protection to the dwelling and its future occupants*

Reason: *Contamination may be present at the site in connection with its prior agricultural use that could pose a risk to future occupants of the dwellings or to controlled waters. This is in line with DM10 of the Havant Borough Local Plan (Core Strategy) 2011, DM17 of the Havant Borough Local Plan (Allocations) [2014], and paragraphs 196-197 of the National Planning Policy Framework '24.'*

Recommendations

For the benefit of the applicant, I would recommend that a competent consultant be approached to provide an assessment. I have omitted a desk study from the proposed condition because the landuse class is known, and a general suite of testing would be required in any event. However, there is potential benefit in the undertaking of farm-specific research, e.g. for former positions of features that may be helpful to target – e.g. fuel or dip trenches, etc.; it may be more efficient (i.e. it may avoid subsequent phases of investigation being required) if the spatial design & scope of the investigation were based upon good quality desk-based research and an site walkover inspection.

I would suggest that assessment include a trail hole position within the structure, and should aim to intercept and to test groundwater quality. Completing 3 no. trail holes as wells would allow for an assessment of local groundwater flow direction, as well as providing opportunity for groundwater levels monitoring, and repeat sampling of water, soil gas & vapour without the need

to complete further intrusive works. For the purposes of considering groundwater quality, it may be beneficial to sample groundwater in a position that is down-assumed-hydraulic-gradient of the complex (i.e. in the Eastern Half). PID screening would be helpful during intrusive works, and it may be beneficial for selected soil samples to be subject to an extended suite (e.g. to include pesticides).

Other

Were drainage a material matter to prior approval, I would probably recommend a condition for approval of details of foul and surfacewater drainage, the latter to be SUDS compliant. Given current provisions, we are reliant upon building regulations to govern this aspect. I would however flag the updated National Standards for sustainable drainage systems – Standard 1, 1.1, 1.2, priority 1 – collection for non-potable use (e.g. rainwater harvesting).

The use of infiltration drainage may be influenced by the presence of contaminants, and ideally the contamination assessment should be undertaken before drainage design is finalised.

Mr. Jonathan Driver
Environmental Control Officer