

# Consultee Comments for Planning Application 58616

## Application Summary

Application Number: 58616

Address: Beech Hill Stores, Eddeys Lane, Headley Down, Bordon, GU35 8HU

Proposal: Nine dwellings following demolition of existing buildings, new vehicular access from Eddeys Lane following closure of existing access together with associate parking and landscape.

Case Officer: Jon Holmes

## Consultee Details

Name: Mrs Contaminated Land Environmental Health

Address: East Hampshire District Council, Penns Place, Petersfield GU31 4EX

Email: ehealth-cl@easthants.gov.uk

On Behalf Of: EHDC - Environmental Health - Contaminated Land

## Comments

According to Environmental Health records the above application lies on and/or adjacent to historic potentially contaminated land with the following description:

On Site: Laundry/drycleaners, Coal Yard

Adjacent to Site:

I have no objections to planning permission being granted. However, with regard to the above information, with no desktop study provided by the applicant to assess the extent of potential contamination on site and as a proposed development sensitive to contamination, in accordance with the National Planning Policy Framework (NPPF), of which para.120 states:-

'The effects ... of pollution on health, the natural environment or general amenity, and the potential sensitivity of the area or proposed development to adverse effects from pollution, should be taken into account.'

and further comments in para.121 that:-

'Planning policies and decisions should also ensure that:

...after remediation, as a minimum, land should not be capable of being determined as contaminated land under Part IIA of the Environmental Protection Act 1990'

...adequate site investigation information, prepared by a competent person, is presented.'

the following standard planning conditions dealing with potentially contaminated land are recommended to be added to the Decision Notice:

IC05 Phased site investigation, including a desktop study

IC06 - Validation of remedial works

IC07 - Unsuspected contamination found on site

**Please Note:**

It should further be noted that existing buildings are planned for demolition. The required desktop study should be completed in advance of any demolition by a competent person, to allow for the determination of an asbestos risk from such buildings. In accordance with The Control of Asbestos Regulations 2012 an asbestos risk assessment is required to be undertaken prior to demolition.

In addition, the following informative is recommended, which references key documents to ensure the developer is able to properly discharge the above conditions:

Environmental Health recommends developers follow the risk management framework provided in CLR 11 Model procedures for the Management of Land Contamination and BS10175:2011 Investigation of Potentially Contaminated Sites Code of Practice when dealing with land affected by contamination. A leaflet entitled "Development on Potentially Contaminated Land" is available as a download on the following East Hampshire District Council website:

<http://www.easthants.gov.uk/sites/default/files/documents/ContaminatedLandGuide.pdf>

At the rear of this document is a template for a Completion Statement. This should be completed by the applicant at the end of the development, regardless of whether contamination was investigated/discovered on site. Approval of this statement will enable discharge of the unsuspected contamination condition.

Alison Bamford  
Contaminated Land Officer