

Consultee Comments for Planning Application

SDNP/21/04848/FUL

Application Summary

Application Number: SDNP/21/04848/FUL

Address: Liss Forest Nursery Petersfield Road Greatham Liss GU33 6HA

Proposal: Development of 37 dwellings (including affordable homes), alterations to existing access onto Petersfield Road, hard and soft landscaping, drainage and all other associated development works

Case Officer: Richard Ferguson

Consultee Details

Name: Ms East Hants DC Environmental Health Pollution Team

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

Email: Not Available

On Behalf Of: EH - Environmental Health - Contaminated Land

Comments

Thank you for consulting me on the above application.

I have no objections to the development.

I have reviewed the Leap Environmental Desk Study and Phase 2 site investigation dated 13 October 2017 Document reference: LP01457.

The report is satisfactory and although contaminants of concern were identified as being present on site, the concentration of contaminants such as benzo a pyrene was below acceptable levels (GAC). No further site investigations are indicated based on information to date. Asbestos was not indicated. as present.

The site comprises a former plant nursery with various out buildings , greenhouses and above ground heating oil tanks.

The contamination potential was anticipated as being low to moderate.

The intrusive site investigation has not indicated any need for remediation but the ground may not be suitable for planting thus imported top soils may need to be placed in areas of soft landscaping. Imported soils will need to be accompanied by appropriate certification which demonstrates suitability for residential gardens with homegrown produce.

This documentation will be required to be submitted prior to occupation of the development.

However, as a proposed development sensitive to contamination, the following informative for dealing with potentially contaminated land is recommended to be added to the Decision Notice:

E7 - Unsuspected contamination found on site

Please Note:

It should further be noted that existing buildings are planned for demolition. A report is required

from a competent person, to allow for the determination of an asbestos risk from such buildings. In accordance with The Control of Asbestos Regulations 2012 and an asbestos risk assessment is required to be undertaken prior to demolition.

In addition, the following informative is recommended, which references key documents.

Environmental Health recommends developers follow the risk management framework provided in Land Contamination Risk Management (LCRM) 2020 available online from www.gov.uk 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>

and which contains 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.

Alison Bamford
Contaminated Land Officer