

East Hampshire District Council

Penns Place, Petersfield, Hampshire, GU31 4EX

Direct Dial: 01730 234332 Direct Fax: 01730 234330 E-mail: simon.downs@easthants.gov.uk

Memorandum

To: Lesley Wells
From: Simon Downs
Our Ref: **SERV/53907/09**
Your Ref: 51346/001
Date: 20 August 2009

Re: Fern Farm, Longmoor Road, Greatham, Liss

According to historical map records the above application lies on and/or adjacent to potentially contaminated land with the following description:

Adjacent to Site:	Military Land	1874 to 1910	0m East
	Factory - Use not specified	1961 to present	36m NW

Environmental Services has 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 contamination on site and as a development sensitive to contamination, in accordance with PPS23 Planning and Pollution Control, of which s.24 states:

'LPA's should pay particular attention to development proposals for sites where there is a reason to suspect contamination, such as the existence of former industrial uses, or other indications of potential contamination, AND to those for particularly sensitive use such as a day nursery or housing likely to be used by families with children. In such cases, it should normally require at least a desktop study...'

the following standard planning conditions dealing with contaminated land should be added to the Decision Notice:

IC5, IC6, IC7

PPS23 further comments in s.25 that:

'As a minimum, after carrying out the development and commencement of its use, the land should not be capable of being determined as contaminated land under PartIIA of the EPA 1990.'

In addition, to ensure the developer is able to properly discharge these conditions their attention should be drawn to the information contained within the informative below:

Environmental Services recommends developers follow the risk management framework provided in 'CLR 11 – Model procedures for the Management of Land Contamination' when dealing with land affected by contamination and 'Planning Policy Statement 23 – Planning and Pollution Control'. 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/ehdc/formsfordownload.nsf/a102035b400206d780256c2a0034783b/7685aaac1f5cda6e8025753e005b5314?OpenDocument>, or can be obtained from Environmental Services.

Simon Downs
Contaminated Land Officer