

Dealt with by: Environmental Health

Our Ref: SMD/2020/0601

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Date: 2nd December 2020

MEMORANDUM: PLANNING CONSULTATION

LOCATION	The Cedars Cedarhill Alton
PROPOSED DEVELOPMENT	Outline planning permission with all matters reserved for 3 new detached dwellings on disused coal yard.

Potential Areas of Environmental Concern.

1. Soil Contamination

Recommendation:

Environmental Health would recommend refusal or withdrawal of the application, due to no information / misleading information, regarding the current contaminative status of the site.

The applicant should at minimum, submit an initial contamination risk assessment so that the suitability of their proposal for this location can be adequately assessed.

Comments

The applicant appears to have got confused regarding the nature of the site they are proposing for development. In the majority of the application, including the design and access statement, the applicant correctly states that the site is a brownfield site and has been used as a coal yard (an activity that could clearly lead to residual contamination).

However, in completing the application form section 6, the applicant has stated the following:

6. Existing Use

The current use of the site is: residential. – **this is incorrect**

Is the site currently vacant? Yes

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

- Land which is known to be contaminated “No” – **acceptable response**
- Land where contamination is suspected for all or part of the site “No” – **response not agreed.**

As the applicant is clearly aware, this was a coal yard, therefore one must assume some residual contamination.

- A proposed use that would be particularly vulnerable to the presence of contamination “No” – **response not agreed**,

The proposal is for residential housing, which is considered a sensitive end use.

In completing these responses incorrectly, the applicant negates the requirement to also submit an initial contaminated land risk assessment.

This is unfortunate as this information is required to assess the suitability of the area for the proposed sensitive end use.

It is therefore recommended that the application is refused or withdrawn subject to an initial contaminated land risk assessment being completed and submitted in support of the application.

Contamination risk assessments shall be carried out in accordance with UK policy the Land contamination risk management framework (LCRM), published by the Environment Agency <https://www.gov.uk/government/publications/land-contamination-risk-management-lcrm>

Regards,

Environmental Health