

Re: Planning Application 23/02507/FUL - more information is needed

Bastion Planning [REDACTED]

Tue 21/11/2023 16:12

To: Planning Admin <planningadmin@hart.gov.uk>

Cc: Cameron Lloyd [REDACTED]

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Hi Sharon,

I would ask that you do please take my earlier email as our Contamination Assessment. As the new works are internal to the existing building and above ground, and / or comprise new cladding / fenestration only we do not consider a contamination assessment is a requirement in this instance.

Kind regards

Rob

From: Planning Admin <planningadmin@hart.gov.uk>

Sent: Monday, November 20, 2023 9:04 AM

To: Bastion Planning [REDACTED]

Cc: Cameron Lloyd [REDACTED]

Subject: Re: Planning Application 23/02507/FUL - more information is needed

Good Morning,

Many thanks for the below and the attached, please find below your final reason for invalidity expanded upon as required:

3) Please supply a Land Contamination Assessment.

Brownfield sites and some Greenfield sites have the potential to be contaminated and therefore may pose a risk to current or future site occupiers, future buildings on the site and to the environment.

The level of information required as part of a land contamination assessment will vary depending on the known and/or suspected levels of contamination.

Government Policy is set out in the National Planning Policy Framework Section 15, paragraphs 170, 178-183). This can be found at www.gov.uk/guidance/national-planning-policy-framework/15-conserving-and-enhancing-the-natural-environment.

Guidance can also be found at www.gov.uk/government/collections/land-contamination-technical-guidance.

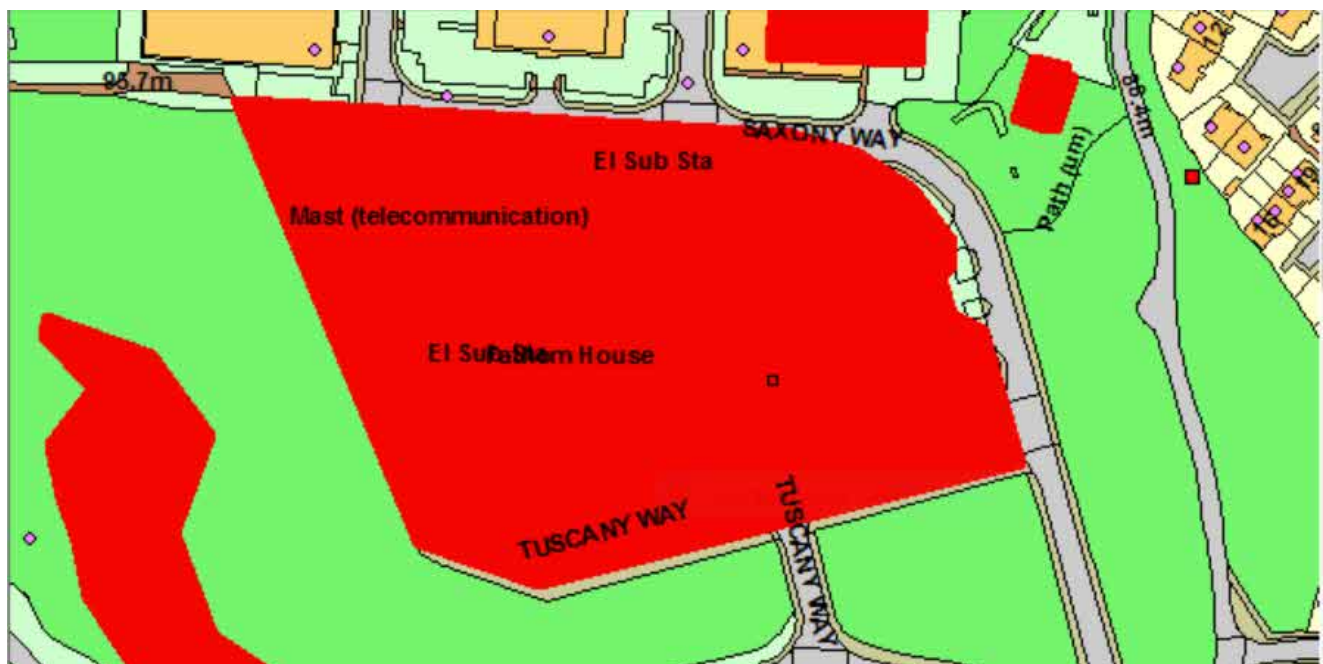
Please find below a snip of the section of the validation checklist which sets out when this is required:

<p>Land Contamination Assessment</p> <p>a) Any development, but not including changes of use where no material physical alteration is proposed, that comprises housing likely to be used by families with children, where the land is not currently or last used for such a use; or</p> <p>b) Any site, excluding householder development, situated within 250 metres of a former landfill site, and</p> <p>c) Any site where contamination is known to exist; or</p> <p>d) Any site where contamination is likely due to existing or previous uses.</p>	<p>Information required</p> <p>Brownfield sites and some Greenfield sites have the potential to be contaminated and therefore may pose a risk to current or future site occupiers, future buildings on the site and to the environment.</p> <p>A contaminated land assessment may be required but the level of information required as part of a land contamination assessment will vary depending on the known and/ or suspected levels of contamination.</p> <p>Government Policy is set out in the National Planning Policy Framework (Section 15, paragraphs 170, 178-183).</p> <p>Please see for guidance.</p> <p>See also saved policy GEN 1 of the Hart District Local plan (Replacement) 1996-2006 and NBE6 & NBE11 of the Hart Local Plan (Strategy and Sites) 2032.</p>
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The reason that you need a Land Contamination Assessment to validate your planning application is that this is a site where contamination is known to exist.

As you can see no mention is made to the fact that this is only required if the scope works are above ground only and within / on the existing building or that no new excavation is proposed.

Please find below a snip of the map from our system which shows land where contamination is known to exist as a solid red layer:



Although a Land Contamination Assessment is required to validate the application I can use the below statement where you dispute the need for a Land Contamination Assessment as your Land Contamination Assessment, or an amended version of that in a separate document, as your Land Contamination Assessment.

Please either confirm in writing that you would like me to use your email as your Land Contamination Assessment or provide one and I will validate your planning application.

Many Thanks

Sharon Embleton

Planning Administration

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www.hart.gov.uk

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Facebook: [/HartDistrictCouncil](https://www.facebook.com/HartDistrictCouncil)

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From: Basoon Planning [REDACTED]
Sent: 17 November 2023 11:57
To: Planning Admin <planningadmin@hart.gov.uk>
Cc: Cameron Lloyd <[REDACTED]>
Subject: Re: Planning Application 23/02507/FUL - more information is needed

CAUTION: This email originated from outside of Hart District Council. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear Planning Admin.

Further to your letter of 14th November in connection with the above We can respond to your numbered points as outlined below;

1. We can agree your revised description.
2. We have completed the on-line causal flood form. The only drainage works are localised works to move around WC's and sinks within the footprint of the building. We attach a plan showing the reduction in built footprint on the site.
3. On contamination, this is not necessary as the scope works are above ground only and within / on the existing building. No new excavation is proposed.

I trust this will enable you to validate the application and look forward to hearing from you in due course.

Kind regards

Rob

Basoon Planning

From: planningadmin@hart.gov.uk <planningadmin@hart.gov.uk>
Sent: Tuesday, November 14, 2023 2:09 PM
To: Basoon Planning [REDACTED]
Subject: Planning Application 23/02507/FUL - more information is needed

Thank you for your application to Hart District Council. Before we can progress your application further, we need more information from you - please see attached letter for more details.