

Harewarren Farm, Chalky Lane, Dogmersfield, Hook
RG27 8TG

Preliminary Land Contamination Report

March 2024

Preliminary Assessment

The following is prepared in support of a planning application made to Hart District Council for the following proposed development:

“The demolition of existing buildings and construction of 7 dwellings (2 x four bed, 3 x 3 bed, 2 x 2 bed), garages, stores and landscaping”

When considering proposals for development, the Council has a duty under the Environmental Protection Act 1990 to investigate land for possible contamination and, if necessary, use legislative powers to ensure that risks associated with a piece of land are minimised to an acceptable level.

The NPPF also stipulates that (paragraph 189):

Planning policies and decisions should ensure that:

- a) a site is suitable for its proposed use taking account of ground conditions and any risks arising from land instability and contamination. This includes risks arising from natural hazards or former activities such as mining, and any proposals for mitigation including land remediation (as well as potential impacts on the natural environment arising from that remediation);
- b) 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; and
- c) adequate site investigation information, prepared by a competent person, is available to inform these assessments.

In this case the site forms part of a wider complex that is occupied by agricultural and commercial buildings.

A search of the planning history reveals that a number of developments have been approved for the site, without the need for ground investigation works for contamination. Notwithstanding, given the proposed residential use, in applying a precautionary approach, we recognise that the Council may wish to impose a condition requiring investigatory works, if only to rule out the possibility of on site contamination.

It would be appropriate for such works to be controlled by condition prior to the commencement of development.