TO: ENVIRONMENTAL HEALTH AND TRADING STANDARDS
FROM: DEVELOPMENT MANAGEMENT- PLANNING AND TRANSPORTATION

Herefordshire Council

APPLICATION NO:	**S121669/F**
DESCRIPTION:	**Horse training menage and storage building. Change of use to equine - field NO 5079 on industrial land.**
SITE:	**Losito Stud, Harris Lodge, Whitchurch, Ross-On-Wye, Herefordshire HR9 6EG**
GRID REF:	**OS 355600, 218642**
APPLICATION TYPE:	**Planning Permission**
PARISH:	**Marstow**
GRID REF:	**OS 355600, 218642**
CASE OFFICER:	**Mr M Tansley**

I have received the above application on which I would be grateful for your advice. The application form and plans for the above development can be viewed on the Internet, normally within 24 hours, using the following link:
http://www.herefordshire.gov.uk/searchplanningapplications

I would be grateful for your advice in respect of the following specific matters: -

	Air Quality	x	Minerals and Waste
x	Contaminated Land		Petroleum/Explosives
	Landfill		Gypsies and Travellers
	Noise		Lighting
x	Other nuisances		Water Supply
	Licensing Issues		Foul Drainage
	Industrial Pollution		
	Additional Info		**Amended Plans**

Please can you respond by 21/08/2012 to planning_enquiries@herefordshire.gov.uk

Comments
I refer to the above application and would make the following comments in relation to contaminated land issues only.

I have reviewed our records and due to the proximity of a known closed landfill site I would advise that the application for construction of a storage shed and ménage will require further assessment to consider risk from the landfill. This assessment will enable design solutions to be incorporated to mitigate any risk within the construction of the buildings.

With the above in mind I would recommend a condition be appended to any planning approval (an example of which is included below).

For completeness I have included this potentially contaminated land condition in its entirety. However, I understand that a desk study has been completed for the site and as such parts of the recommended condition have been undertaken prior to submission of this application.

1. No development shall take place until the following has been submitted to and approved in writing by the local planning authority:

a) a 'desk study' report including previous site and adjacent site uses, potential contaminants arising from those uses, possible sources, pathways, and receptors, a
conceptual model and a risk assessment in accordance with current best practice

b) if the risk assessment in (a) confirms the possibility of a significant pollutant linkage(s), a site investigation should be undertaken to characterise fully the nature and extent and severity of contamination, incorporating a conceptual model of all the potential pollutant linkages and an assessment of risk to identified receptors

c) if the risk assessment in (b) identifies unacceptable risk(s) a detailed scheme specifying remedial works and measures necessary to avoid risk from contaminants/or gases when the site is developed. The Remediation Scheme shall include consideration of and proposals to deal with situations where, during works on site, contamination is encountered which has not previously been identified. Any further contamination encountered shall be fully assessed and an appropriate remediation scheme submitted to the local planning authority for written approval.

2. The Remediation Scheme, as approved pursuant to condition no. (1) above, shall be fully implemented before the development is first occupied. On completion of the remediation scheme the developer shall provide a validation report to confirm that all works were completed in accordance with the agreed details, which must be submitted before the development is first occupied. Any variation to the scheme including the validation reporting shall be agreed in writing with the Local Planning Authority in advance of works being undertaken.

Signed:
Date: