

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



**APPLICATION NO & SITE ADDRESS:** Planning Consultation - 184662 - Holmer House Farm, Holmer, Hereford

**DESCRIPTION:** Hybrid application: Approval sought for access for the whole development. Approval sought for appearance, layout and scale for 17 dwellings identified on drawing number. PA 5057-2a. Description Proposed demolition of modern agricultural buildings and replacement with a development of up to 100 market and affordable dwellings including the conversion of traditional barns into four dwellings, conversion and replacement extension of Holmer House to create seven apartments and associated sustainable drainage works, de-culverting of Ayles Brook, roads, footpaths, cycleways, public open space and landscaping. See also accompanying LBC 184657.

**APPLICATION TYPE:** Outline

**PARISH:** Holmer & Shelwick

**GRID REF:** OS 350482, 242559

**CASE OFFICER:** Ms Kelly Gibbons

**WEBSITE:** <http://www.herefordshire.gov.uk/searchplanningapplications>

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 link above:

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

	Odour	Industrial Pollution
	Air Quality	Minerals and Waste
X	Contaminated Land	Petroleum/Explosives
	Landfill	Gypsies and Travellers
X	Noise	Lighting
	Other nuisances	Water Supply
	Licensing Issues	Foul Drainage
		Biomass Boilers
	<b>Additional Info</b>	<b>Amended Plans</b>

Please can you respond by 04/02/2019 to kgibbons@herefordshire.gov.uk

**Comments**

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

"Geotechnical and GeoEnvironmental Report. Proposed Residential Development, Holmer House Farm, Holmer, Hereford." Prepared by TerraFirma (Wales) Ltd. Dated November 2018, Job No:14467.

The report and those which precede it haven't identified significant contamination both

Animal bones and general farm, domestic and building wastes have been encountered through both the site investigation and archaeological works undertaken. The former is being removed by the applicant/specialist in accordance with APHA requirements with the latter

considered by Terrafirma during their assessment. Broadly, the investigation did not encounter widespread and significant contamination but as is the case on all previously developed sites, there remains a risk of unforeseen contamination. This is recognised in the technical specialists recommendations.

As a minor uncertainty, the current and past use of the barns and farm buildings (such as for the repair of vehicles, storage of fuels or other potentially contaminative uses) did not form part of the submitted investigation. As I understand that these are to be converted to a more sensitive residential use, this uncertainty should be addressed.

With consideration of the information submitted to date, the following condition should be appended to any approval with a recognition that much of the pre-commencement element has been satisfied.

Please note that the condition includes any unforeseen animal burials which will need suitable specialist consideration if encountered during works.

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 shall be submitted in writing. 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.

Reason: In the interests of human health.

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 and agreed in writing 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.

Reason: In the interests of human health.

3. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted, and obtained written approval from the local planning authority for, an amendment to the Method Statement detailing how this unsuspected contamination shall be dealt with.

Reason: In the interests of human health.

Technical notes about the condition

1. I would also mention that the assessment is required to be undertaken in accordance with good practice guidance and needs to be carried out by a suitably competent person as defined within the National Planning Policy Framework 2018.
2. And as a final technical point, we require all investigations of potentially contaminated sites to undertake asbestos sampling and analysis as a matter of routine and this should be included with any submission.

Signed: N James  
Date: 26<sup>th</sup> February 2019