

WEST OXFORDSHIRE DISTRICT COUNCIL
LOWLANDS AREA PLANNING SUB-COMMITTEE

Date: 12th February 2018

Report of Additional Representations



WEST OXFORDSHIRE
DISTRICT COUNCIL

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17/04007/FUL	Common Leys Farm, Whitings Lane, Hailey	

Report of Additional Representations

Application Number	17/04007/FUL
Site Address	Common Leys Farm Whitings Lane Hailey Witney Oxfordshire OX29 9UY
Date	8th February 2018
Officer	Michael Kemp
Officer Recommendations	Approve
Parish	Hailey Parish Council
Grid Reference	436118 E 213641 N
Committee Date	12th February 2018

Application Details:

Proposed construction of Agritech Innovation and Skills Centre, covered outdoor riding school and teaching block extension. With associated landscaping and parking.

Applicant Details:

Mr Michael Chiyasa
Common Leys Farm
Whitings Lane
Hailey
Witney
Oxfordshire
OX29 9UY

Additional Representations

A follow up response has been received from the Councils Environmental Health Officer in relation to the planning proposals, this follows re-consultation carried out by officers, following the receipt of the Geotechnical and Environmental Engineers Desk Study and Ground Investigation report submitted by the applicant's agent. The response is listed below:

I have looked at the following reports in relation to Human Health risks from contaminated land.

- Discovery CE Geotechnical and Environmental Engineers, Desk Study and Preliminary Risk Assessment Agritech Project, Common Leys Farm. December 2017, Report Reference 17154J-01
- Discovery CE, Ground Investigation Agritech Project, Common Leys Farm, December 2017. Report Number 17154J-02.

In general the findings and conclusions of the reports are supported. I have the following comments to pass to the consultant

- Was anyone involved in the historical operation of the site interviewed as part of the desk study to ascertain if any potentially contamination sources have ever been present in the two areas of concern?
- Was the petroleum officer for the area contacted to ascertain if they held any records of historical fuel storage in the two areas of concern?
- As mentioned in the Site Investigation report three monitoring visits have been completed where four might have been expected. Please confirm what the potential generating sources of ground gas are and if based on these a fourth monitoring visit is considered necessary?

Based on the information submitted the originally requested condition is no longer relevant. Please consider adding the following condition to any grant of permission.

In the event that contamination is found at any time when carrying out the approved development, it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of Environment Agency's Model Procedures for the Management of Land Contamination, CLR 11, and where remediation is necessary, a remediation scheme must be prepared to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property, and which is subject to the approval in writing of the Local Planning Authority.

Reason: To prevent pollution of the environment in the interests of the amenity.

Relevant Policies: West Oxfordshire Local Planning Policy BE18 and Section 11 of the NPPF.

In response to the questions raised by the Councils Environmental Health Officer, the applicant has provided the following response:

Was anyone involved in the historical operation of the site interviewed as part of the desk study to ascertain if any potentially contamination sources have ever been present in the two areas of concern?

Having spoken to members of the site team who have worked at Common Leys for around 9 years, they indicated that before the areas were developed into their current use, they were occupied by open grassland. The buildings currently in use around the M nage area were adapted from dairy farm buildings on site from around the 1970s, no buildings were demolished.

Was the petroleum officer for the area contacted to ascertain if they held any records of historical fuel storage in the two areas of concern?

Based on the information provided by members of the Common Leys staff, examination of historical maps of the site, assessment of the site during investigation works and environmental data examined as part of the Desk Study investigation, it was not considered necessary to contact the petroleum officer.

As mentioned in the Site Investigation report three monitoring visits have been completed where four might have been expected. Please confirm what the potential generating sources of ground gas are and if based on these a fourth monitoring visit is considered necessary?

Based on the findings of the intrusive investigation, it is considered that the potential ground gas generating sources are the natural underlying strata. Based on the concentrations of gas recorded within the installations during the monitoring already undertaken, it is considered that additional monitoring is not necessary and would be unlikely to show variation from the conditions already recorded.

In summary based on the consultation response from the Councils Environmental Health team, your officers recommend substituting condition 7 on the officer's report for the suggested condition listed above.