

Supplementary Papers for Eastern BCP Planning Committee

Date: Thursday, 20 February 2025



6. Schedule of Planning Applications

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Please refer to the Planning Committee Addendum set out on the following pages for any further updates on the planning applications listed on the agenda.

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Eastern BCP Planning Committee – 20 FEBRUARY 2025

Addendum Sheet

6a) Hengist Caravan Park, Wick Lane, Bournemouth, BH6 4LE 7-2024-951-AG

Amendments:

Amendment to front page:

Report is missing the application address: insert Hengist Caravan Park, Wick Lane, Bournemouth, BH6 4LE.

Amendment to Environmental Health Comments:

Further comments were received from the Environmental Health team requiring a condition to provide noise and vibration monitoring during the construction works

Addition to Paragraph 29:

The proposed works will take place in close proximity to some of the residential dwellings, with some of the excavation works taking place adjacent to the boundary. In order to limit the impact of the construction works on the neighbouring properties, the Environmental Health Team have recommended that a condition is applied, requiring a noise and vibration monitoring scheme to be provided.

Additional conditions to be added:

7. A Preliminary Contamination Risk Assessment (Phase I) shall be submitted in writing to the Local Planning Authority prior to any groundwork hereby permitted. The Phase I should be produced in accordance with 'Land Contamination Risk Management' published by the Environment Agency. The report shall develop a preliminary Conceptual Site Model (CSM) and include a comprehensive risk assessment of the risks from contamination to all receptors such as human health, controlled waters, the built environment and sensitive ecology from the site condition in consideration of the proposed development. If the risk assessment identifies any unacceptable risks, further assessment comprising intrusive investigations will be required.

Reason: To ensure that there any risks arising from potential contaminated land are suitably mitigated

8. If a Phase I has established potentially unacceptable risks to sensitive receptors from the site condition, then a detailed intrusive investigation

(Phase II) in accordance with 'Land Contamination Risk Management' published by the Environment Agency should be undertaken prior to any groundwork hereby permitted. A Phase II report will be submitted and approved in writing by the Planning Authority prior to development works. The Phase II report will comprise an assessment of the risks from contamination to all receptors such as human health, controlled waters, the built environment and sensitive ecology from the site condition in the context of the proposed development. The report shall be prepared by a suitably qualified and competent person and shall include :

- i. A detailed site investigation comprising an assessment of soil, groundwater and ground gases / vapours to establish the extent, scale and nature of contamination on the Site (irrespective of whether this contamination originates on the Site).
- ii. An updated Conceptual Site Model (CSM) should be included showing all potential pollutant linkages and an assessment of the potential risks to human health (Site end-users and construction workers), the built environment, controlled waters and sensitive ecology.
- iii. If the risk assessment identifies any unacceptable risks, a further remediation strategy / plan will be submitted to and approved in writing by the Planning Authority and shall be implemented as approved.

Reason: To ensure that there any risks arising from potential contaminated land are suitably mitigated

9. If the Phase II site investigation establishes the presence of a significant pollutant Linkage a remediation strategy / plan will be submitted to and approved in writing by the Planning Authority prior to development works. The report shall be prepared by a suitably qualified and competent person and the works thereafter will be carried out in full accordance with the remediation strategy / plan. No development works (other than investigative works) shall commence on-Site until such a time as a detailed remediation scheme for the development site has been submitted to and approved in writing by the Planning Authority. If required, the approved remediation scheme shall be carried out in accordance with its terms prior to the commencement of any development other than that required to carry out remediation, unless otherwise agreed in writing by the Planning Authority. The Planning Authority shall be notified in writing of the intended commencement of remediation works no less than 14 days before the works commence on-Site. Following completion of remediation works, a Verification Report which demonstrates the effectiveness of the completed remediation works, any requirement for longer-term monitoring of contaminant linkages, maintenance and arrangements for contingency action, shall be submitted to and approved in writing by the Planning Authority.

Reason: To ensure that there any risks arising from potential contaminated land are suitably mitigated

10. Prior to any groundwork hereby permitted, a detailed noise/vibration monitoring scheme shall be submitted to, and approved in writing by, the local planning authority. The scheme shall include the locations and times for noise and vibration monitoring to be carried out commencing from the start of the resurfacing works. Noise/vibration monitoring shall thereafter be carried out in accordance with the approved scheme and all plant and machinery shall be adequately maintained and silenced in accordance with the manufacturer's recommendations at all times

Reason: To protect the amenity of the neighbouring residents during the construction process.

156 River Way, Christchurch, BH23 2QU
8/24/0151/FUL

Amendments:

Update to condition 1 – update to Proposed Site plan:

The development hereby permitted shall be carried out in accordance with the following approved plans:

Location & Block Plan, Drg No. ASP.24.014.001 received 01/03/2024
Proposed Site Plan, Drg No, ASP.24.014.002 revision A received 13/02/2025
Proposed Floor Plans, Drg No. ASP.24.014.100 received 01/03/2024
Proposed Elevations, Drg No. ASP.24.013.100 received 01/03/2024

Reason: For the avoidance of doubt and in the interests of proper planning.

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