

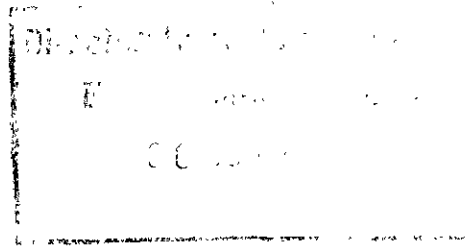
Our Ref : HA/2006/011821-1/1  
Your Ref : P/01400/06 - TCP/27774



**ENVIRONMENT  
AGENCY**

Date : 29 June 2006

Director Of Development  
Isle Of Wight Council  
Seaclose Offices  
Fairlee Road  
Newport  
Isle Of Wight  
PO30 2QS



Dear Sir/Madam

**PROPOSED WIND TURBINE GENERATING STATION COMPRISING 4 TURBINES 59M HUB HEIGHT AND 100M OVERALL HEIGHT (TIP HEIGHT) AND 2 TURBINES 68.5M HUB HEIGHT AND 109.5M OVERALL HEIGHT (TIP HEIGHT)(TOTAL OF 6 TURBINES), WITH ASSOCIATED INFRASTRUCTURE TO INCLUDE 59M HIGH (APPROX.) METEOROLOGICAL MAST, CRANE PADS, SWITCHING STATION, UNDERGROUND CABLES, TEMPORARY CONSTRUCTION COMPOUND, PARKING BAY AND NEW ACCESS OF BROAD LANE.  
LAND SOUTH OF WELLOW/EAST OF HOLMFIELD AVENUE, WEST OF STONEOVERS AND OFF BROAD LANE, SHALCOMBE, YARMOUTH, PO41.**

Thank you for your consultation regarding the above which was received on 7 June 2006.

The Environment Agency **OBJECTS** to the proposal as submitted, for the following reason(s):

**There is insufficient information to demonstrate that the risk of pollution to controlled waters is acceptable.**

**The Environment Agency considers the level of risk posed by this proposal to be unacceptable.**

**The application fails to give assurance that the risks of pollution are understood as no desk study, initial conceptual model or preliminary risk assessment has been provided. The applicant should provide at least a desk study, initial conceptual model and preliminary risk assessment. The Environment Agency is concerned that any contamination present at the site could pose a risk to either the minor aquifer underlying the site or to surface waters surrounding the site.**

**The application fails to meet the requirements of PPS23, namely that the applicant demonstrates a thorough understanding of the nature and extent of the risk and proposes suitable measures to deal with it prior to the determination of the application.**

**The application does not provide a satisfactory level of assurance. Therefore, under PPS23, the application should not be considered until information is provided to the satisfaction of the authority that the risk to controlled waters has been fully comprehended and addressed through appropriate measures. This is not currently the case.**

This objection is supported by PPS23

Advice to Local Planning Authority/Applicant

The Environment Agency has received and reviewed the Environmental Statement for the site (reference 1735.02E). Chapter 14 of the report advises there is no evidence of existing contamination or earlier activities that may have caused contamination identified in desk studies. A full copy of the desk study report together with any further investigations is required to enable us to assess the potential risk of this development. This information was also requested in our pre-planning response of 19 April 2006.

Once we have received and reviewed this information we may be minded to remove this objection, if the risk assessment shows the development can proceed without risk to controlled waters.

The Environment Agency recommends that the developer follow the risk management framework provided in CLR11, Model Procedures for the Management of Land Contamination, in assessing potential risks from any contamination that may be present. This is available to download for free on the Environment Agency's Website at [www.environment-agency.gov.uk](http://www.environment-agency.gov.uk).

In addition, the Environment Agency would like to direct the applicant to the Environment Agency's 'Guidance on Requirements for Land Contamination Reports'. This is available to download for free on the Environment Agency's Website at [www.environment-agency.gov.uk](http://www.environment-agency.gov.uk).

The Agency will always support and substantiate its objections to development proposals at appeal wherever a refusal is lodged in line with its advice.

If you are minded to grant permission against the Agency's advice, please contact the Planning Liaison Officer named below before making a formal decision to discuss the conditions and informatives that the Agency would wish to apply to this proposal.

The agent for this application has been informed of our comments

Yours faithfully



**LAURA SHORT**  
**Planning Liaison Officer**