

PEMBRIDGE PUBLIC MEETING ON LEADERS LANE

Minutes for the Meeting

Wednesday 21st January 2019, 7.00pm in Pembridge Parish Hall

Present: Cllr Roger Phillips (Chair), Marc Willimont - Acting Assistant Director for Regulation, Environment & Waste at Herefordshire Council, Charles Yarnold - Environmental Health Service Manager, Cllr Tom Bennetto, Cllr Philip Rogers and Clerk, Rebecca Bissell. 8 Members of the public.

1. Introduction.

At the November 2018 Parish Council meeting, Hereford Council environmental officer Nick James attended and advised information on the Leaders/Dump Lane contamination. Parishioners asked Cllr Phillips to seek further reassurances.

2. Background.

Mr Yarnold produced background information provided from the Environment Agency, this report stated details of the site. There are over 8500 such sites throughout Herefordshire.

3. The Site.

Mr Yarnold confirmed the site opened in 1936 and closed in 1964. It's volume is 0.8hct in size, holding general household waste. There has been no site visit or sample taken and it is considered a low risk contamination site.

4. Statutory Obligation.

As part of the contaminated land regime, Herefordshire Council consider the danger of a site by risk to a receptor or a report from Environmental Health (EA) or DEFRA. The EA provide information and guidance for contamination which is considered a threat to human health. That being Cause – Source – Pathway – Receptor. There is currently one site in Herefordshire which holds this risk. Pembridge is low risk and not a priority.

5. How it affects Pembridge Residents.

- Ownership – The site is privately owned and a landowner responsibility.
- Contamination risk - At present the site, according to Officials is a very low risk and will remain so as long as it is not disturbed. By the nature of the content and small size there are no indications for concern.
- Pollution – There is currently no pollution in the River Arrow.
- Development – Landowners are responsible for all costs involved in development on or nearby, including any surveys required. If the proposed development is within the EA 250m zone boundary advisory conditions will be proposed, for instance using a plastic membrane in the floors to protect should there be any underground gases.
- Property prices – Advanced property searches will highlight contaminated land sites. If properties are within the 250m zone it may affect prices. However, Officers have taken a pragmatic view on this and prepared an advisory letter for parishioners stating that the site is low risk and should not be a concern. *Mr Yarnold read this aloud and requested the clerk forward to attendees for comment.*
- Considerations - Following other local authority practice, Herefordshire Council Officers will look at altering the EAs automatic 250 metre zone to a distance that better reflects the low risks of the site and better manage residents expectations by reducing to 100 metres if possible This will be included in the advisory note.
- The Advisory note – On completion this will be available for all land/property owners within the EA zone. It will be held on file with the Parish Clerk and available to parishioners on request.

Cllr Phillips thanked Mr Willimont and Yarnold and parishioners for attending.

CY/
Clerk

