

HAVANT BOROUGH COUNCIL

Town & Country Planning Act 1990

Consultation on Planning Application

MEMORANDUM

From: Environmental Health **To:** Development Control

Our Ref: CONS/21/00905 **Your Ref:** APP/18/01297

EH Case Officer Extn: 44 6677 **Date:** 01 June 2021

DC Case Officer: Daphney Haywood

DC Case Officer Extn: 44 6513

Application Number: APP/18/01297

Site Address: Manor Oaks, Manor Road, Hayling Island, PO11 0QL

Proposed Development: Construction of 1 No. four bed dwelling and 8 No. three bed dwellings, following demolition of existing glasshouse, together with improved site access and associated vehicle parking. (Approved 22/01/2021). Request to discharge condition No/s 4, 4, 6, 7 and 8 (received 04/02/2021).

A request has been made to discharge the following condition(s) on the above application:

Condition 4: (Contractors Parking & Materials Storage)

Condition 6: (Foul & Surface Water Drainage)

Condition 7: (FFL's)

Condition 8: (Soft Landscaping)

Condition 4: (Contamination)

Observations / Comments:

I note that there are 2 no. conditions referred to as 'condition 4'. It is understood that a decision notice has already been issued in respect of the condition 4 which concerns development-phase parking, and details of the materials storage compound, but that the contamination condition (4) is still awaiting a decision.

I have reviewed the supporting information to this application, and would like to provide brief comment in respect of condition 6 & 4 (contamination) only.

Condition 6 - FQ & SW Drainage

I have not identified any details of the surface water system layout in either the SuDS quotation or the SuDS general layout, details appear to concern foul drainage only.

Whilst it is not expected that the development is likely to act as a significant source of environmental pollutants via a surface water drainage network (SuDS) vector (and so I am unlikely to have any material comments to make in this regard), I would highlight that the planning service may nevertheless require further details of the proposed surface water SuDS system in order to make a positive determination on the application to discharge condition 6.

Condition 4 - Contamination

I have reviewed the Dig-Geotech *Report on (Phase 2) Ground Investigation* Ref; 667 / R02 9 (Rev1) 25/01/2021, and can broadly agree it's conclusions. In summary, the report confirms the

favourable preliminary results from the *Desk Study & Preliminary Ground Investigation* (Ref: 667 / R01 Rev1 12/12/2018).

A contamination discovery strategy and remediation statement is provided at Appendix D, but based upon the results to date, I would be inclined to take the view that the majority of the provisions do should not be subject to continued planning controls, for the following reasons;

- With reference to paragraph 183 of the NPPF 2019, the marketing &/or manufacture-, and direct transfers- of soils are subject to separate regulatory controls.
- The exposure of groundworks personnel is limited in duration, meaning that significant risks only arise where concentrations of contaminants pose acute risks (as opposed to chronic long-term risks)
- Proceeding with groundworks under a contamination watching brief is a pragmatic precaution, but it must be acknowledged that no indications of potentially significant contamination have been identified to date, despite the investigation techniques allowing good opportunity for visual & olfactory inspection of soils.

For the above reasons, I would recommend that condition 4 be discharged in full. As there will be no requirement to implement a remedial strategy, there will be no need for the submission of a verification report under condition 5. There is a 'prior to occupation' clause on condition 5, and I would expect (therefore) that this condition requires formal discharge.

On the basis of the above referenced reports I can also recommend discharge of condition 5 on application, without the need for any additional supporting documentation.

Mr. Jonathan Driver
Environmental Control Officer