

HAVANT BOROUGH COUNCIL

Town & Country Planning Act 1990

Consultation on Planning Application

MEMORANDUM

From:	Environmental Health	To:	Development Control
Our Ref:	CONS/22/02563	Your Ref:	APP/18/00244
EH Case Officer Extn:	44 6677	Date:	7 th March 2023
DC Case Officer:	David Eaves		
DC Case Officer Extn:	44 6549		
Application Number:	APP/18/00244		
Site Address:	Colt International Ltd, New Lane, Havant, PO9 2LY		
Proposed Development:	Outline application with all matters reserved. Mixed use development comprising up to 100 new homes, including up to 40% affordable, 2860 sqm of employment floorspace and improved access onto New Lane and Martin Road. On-site parking for residential and employment uses. Landscaping to be provided, including acoustic bund to rear of employment units and naturalisation of existing watercourse (full details to be submitted at a later stage) (Approved 30.01.19). (...) Request to discharge condition 9 (04.05.22) [Reconsultation request to include part discharge c.9 in respect of 'final sign-off' in relation to the residential part of the site, received 23/02/2023]		

Observations / Comments:

I have reviewed the submitted documents;

- GWPR4409/VLR/April/2022 (20/04/2022) (Plots 1-12 & 26-53),
- GWPR4409/VLR/August/2022 (01/08/2022) (Plots 54-74 & Block A).
- GWPR4409/VLR/February/2023 (21/02/2023) ('Block A')

Reference has also been made to prior consultation comments (APP/17/01001, APP/18/00244 & APP/19/01166), and documents referenced 1) - 10) in consultation comments made 08/09/2020 (our ref CONS/20/02321).

These comments are additional to- & do not modify- those made under (our ref) CONS/22/02563 dated 16/02/2023, and concern the 21/02/2023 GWPR4409 document.

It was noted in (our ref) CONS/20/02321 08/09/2020 that sections 5.2 & 5.3 of the GWPR3724/CAR/[...]v1.04 report specify clean cover for '*all private gardens and public/private soft landscaping areas*'. Given the stated scope of the verification reports, it would appear that plots 13-25 & 75-95 inclusive, alongside a check of soft landscaping areas, fall outside of the scope of the reports submitted to date.

With reference to drawing 18-197 CIE MHA ZZ ZZ DR A 0103 C09, these apparently omitted plots would appear to comprise residential units within residential blocks (assumed denoted A & B).

Collectively, the documents listed above concern the verification of risk mitigation (exposure reduction) measures at plots 1-12, 26-74, and Block A. The GWPR4409/VLR/February/2023 does include two soil samples collected from Block B, but does not include a narrative, photos, or a location plan for samples collected.

Reference to GWPR4409/VLR/August/2022 further adds to the sense of confusion – it includes a plan at Figure 2 which identifies a different building to be Block A than does GWPR4409/VLR/February/2023 at Figure 1. Only one sample location is shown on these respective figures, where results from GWPR4409/VLR/February/2023 indicate two samples from Block B at the same depth (indicating two locations, and not from one location in different material present at different depths). Similarly, the samples for Block A reported in the two reports advertised as covering this building would appear to be genuinely different samples, having been taken on different dates, from different depths (and yielding independent results).

There are no unfavourable results included within the latest report, but for completeness, prior to recommending 'final sign-off' of the entire residential area it would be appropriate to seek a revision of the February 2023 report (or additional, brief, separate report) to disambiguate the Block A samples, and to include a sample location plan & brief narrative for Block B samples, alongside verification of the public open space area of the site soft-landscaping area (compared against public open space GAC, a less stringent standard).

Full discharge of c.9 is not recommended, as Block B and key areas of open space are not explicitly in scope of the reports, and the presented results are not unambiguously reported. Resolving this should be an administrative exercise, and I do not anticipate any substantial issues arising based upon the lab sheets submitted.

Mr. Jonathan Driver
Environmental Control Officer