

HAVANT BOROUGH COUNCIL

Town & Country Planning Act 1990

Consultation on Planning Application

MEMORANDUM

From:	Environmental Health	To:	Development Control
Our Ref:	CONS/22/03386	Your Ref:	APP/22/01054
EH Case Officer Extn:	44 6677	Date:	28 March 2023
DC Case Officer:	Ms Lesley Wells		
DC Case Officer Extn:	4 223		
Application Number:	APP/22/01054		
Site Address:	Land adjacent to Bunting Gardens, Waterloo, PO8 9UP		
Proposed Development:	Construction of 3No. 4 bedroom dwellings with associated parking and landscape works		

Observations / Comments:

I have reviewed the application supporting documents, inclusive of the RSK Phase 2 Ground Investigation (Factual & Interpretive) Report, ref: 305258-R01 (01).

The site is considered to be of inherently very low (source) risk, and the report findings are broadly consistent with this qualitative/desk-based assessment, being broadly favourable in its findings. Some fragments of Asbestos are however noted to have been found in a trial pit, and that the % fibres identified in the quantification is rather higher than is typically reported.

This notwithstanding, it is recognised that asbestos containing materials occur relatively commonly within domestic made soils, and because Asbestos containing materials are easily identified by visual means, this contaminant is relatively easily managed through the observance of a watching brief during construction groundworks, as is suggested in 8.3 (Recommendations).

Given the low risks associated with all other contaminants, I am minded to conclude that it is not necessary to condition the suggested additional trail-pitting exercise (8.3), and that simply conditioning the asbestos watching brief would be an adequate & proportionate response to managing this limited (but not insignificant) risk.

Accordingly, no objections are raised to the principle of development, subject to the imposition of the following condition;

[Condition 1] Contamination (Asbestos Watching Brief)

"The Asbestos 'watching brief' referred to at section 5.5.2 & 8.3 of the RSK Environment Ltd. Report No. 305258 R01 (rev 01) August 2022 shall be observed during all groundwork operations. In the event that suspected asbestos-containing materials are encountered reasonable efforts shall be taken;

- i) to identify the extent of the asbestos deposit,*
- ii) to segregate asbestos from soils in a way which minimises physical damage to the encountered material,*
- iii) to store segregated asbestos containing materials in a way which minimises the risk of fibre*

- release to either air or soils, and*
- iv) *to record and document each discovery by means of in-situ images of the materials encountered, a brief narrative description of the type & approximate quantity of asbestos encountered, and confirmation of disposal to an appropriately licensed facility (an aggregated disposal record will be acceptable)*

Prior to the occupation of any relevant part of the permitted development, EITHER of the following shall be submitted to the Local Planning Authority;

- A. *A statement confirming that no suspected asbestos containing materials were identified during development, OR;*
- B. *Documentation in accordance with iv) above.*

Reason: *Asbestos containing materials have been shown to be present within made soils at the site that could pose a risk to construction personnel, the public, and future occupants. This is in line with DM10 of the Havant Borough Local Plan (Core Strategy) 2011, DM17 of the Havant Borough Local Plan (Allocations) [2014], and paragraphs 183-185 of the National Planning Policy Framework 2021.*

Mr. Jonathan Driver
Environmental Control Officer