

HAVANT BOROUGH COUNCIL

Town & Country Planning Act 1990

Consultation on Planning Application

MEMORANDUM

From:	Environmental Health	To:	Development Control
Our Ref:	CONS/21/00993	Your Ref:	APP/17/00613
EH Case Officer Extn:	44 6677	Date:	08 April 2021
DC Case Officer:	Tina Pickup		
DC Case Officer Extn:	44 6461		
Application Number:	APP/17/00613		
Site Address:	Newtown House Hotel, Manor Road, Hayling Island, PO110QR		
Proposed Development:	Erection of 3No. 2 bed dwellings with associated landscaping and car parking. Erection of bin and cycles stores. (Resubmission). (Approved 04/09/2017). Request to Discharge Conditions 4, 5, 6, 10, 11 and 14 (22/02/21). Condition 14 (Investigation & Remediation of Ground Contamination) [Condition 15 (Verification of Remedial Works)]		

Observations / Comments:

I have reviewed the Soils Ltd. Main Investigation Report ref: 18966/MIR_R27 dated March 2021.

The shallow soil samples (taken from topsoil) identified either 'trace' concentrations, or concentrations consistent with estimated 'normal background' for the region. Samples taken from superficial geology were largely free of metals & hydrocarbons.

The conclusions of section 6.4 of the report are accepted (*'...no requirement for a remedial objective, remediation method statement or validation exercise'*).

The matters discussed in sections 6.5-6.9, namely, recommendations in respect of the 'duty of care', 'excavated material', 'reuse of arisings', 'imported material' and 'discovery strategy', are recognised to be good practice. However, given that the principal concern at this site was substances deliberately applied to the land, I would expect that the investigation would have identified significant concentrations of these contaminants, if present. Most of the provisions & recommendations referred to in sections 6.5-6.9 would apply to any brownfield construction site, and the Council does not routinely seek planning controls where there are no specific contamination risks.

That this permission has an extant condition relating to contamination does not mean that we should impose controls that would not apply to similar sites where no historic contamination risk had previously been identified. For these reasons, I do not feel that it is necessary to retain a planning control in respect of imported materials, waste management, or contamination watching brief.

I would recommend that condition 14 be discharged in full, and also that condition 15 be

discharged (if possible, or otherwise, upon application without need for further submission) as there cannot be any need for verification where no remedial objectives have been set.

Mr. Jonathan Driver
Environmental Control Officer