

HAVANT BOROUGH COUNCIL

Town & Country Planning Act 1990

Consultation on Planning Application

MEMORANDUM

From:	Environmental Health	To:	Development Control
Our Ref:	CONS/20/03953	Your Ref:	APP/13/00804
EH Case Officer Extn:	44 6677	Date:	22 th January 2021
DC Case Officer:	Daphney Haywood		
DC Case Officer Extn:	44 6513		
Application Number:	APP/13/00804		
Site Address:	Woodcroft Farm Development Site, Woodcroft Lane, Waterloooville		
Proposed Development:	Development of 288 residential units comprising 9 x one bedroom, 110 x two bedroom, 124 x three bedroom and 45 x four bedroom, retention of existing farmhouse, new access road from Eagle Avenue, internal access roads, associated car parking, open space and landscaping and including works to trees under TPO 1931 (Approved 5 May 2015).		
	A request has been made to discharge the following condition(s) on the above application:		
	• Condition 6 (Construction Management Plan & Method Statement)		

Observations / Comments:

I have reviewed revised documentation information relating to condition no 6 only. Comments here follow those submitted under an earlier consultation under APP/13/00804 (EH Ref: CONS/20/002940 dated 5th September 2020. These comments are referred to directly.

Please note, addition comment will follow under separate cover under the same internal reference (CONS/21/3953) relating to c.11 (Contamination and Materials Management Plan, definition of waste code of practice).

Further comments may also follow from my colleagues in respect of the additional conditions subject to the current condition discharge application reconsultation, namely condition numbers 25, 3, 4, 5, 6, 8, 9, 10, 14, 31, where details are material to nuisance & amenity.

Comments here should be read without prejudice to any received from Environmental Health in respect of nuisance and amenity.

Condition 6; Construction Management Plan & Construction Method Statement (CMS & EP)

Routing of Construction Traffic:

- c.6 quoted in CMP differs from that listed on Acolaid DM case, and on 2014/2015 decision notices.
- 3.24 specifies a principal construction traffic route fo A3(M) J2 > B2149 Dell Piece, A3 Portsmouth Rd, Lovedean Lane, and to approach the site entrance from the East.

- This would appear to cover off the specific requirement of c.6 as it appears on the 2014 decision notice.

Delivery Hours, Waste Management:

- No amendments to 3.20 or 3.22
- Prev. comment in CONS/20/02840, 5th September 2020 under this heading therefore remain applicable.
- I would reiterate the context given in those prior comments, namely: *'This is unlikely to be material in pollution / emissions terms but may be material to highway safety [...etc.]'*

Road Cleaning & Prevention of Mud:

- Minor amendment to 3.15 relating to the attenuation & appropriate disposal of runoff; strengthening provision.
- No adverse comments, as previously.

Fuel Storage:

- Provisions at 3.10 have been expanded to clarify pollution control measures and restriction of fuelling to compound only
- Amendments accepted – no adverse comments.

Summary;

No objection to discharge of condition 6.

Mr. Jonathan Driver
Environmental Control Officer