

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:	19/02/2021
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) Request to partially Discharge Condition 11 (30.11.2020)		

Observations / Comments:

These are revised comments, following;

- those made under CONS/20/03953 dated 14/01/2021 (document template creation date) and submitted to the planning service on 8th February under internal (filename) reference IM210208sen001,
- A review of the revised Geo-Environmental Services Ltd. Report **GE16943-RSVP-HA-V6.0-FEB21** (replacing **GE16943-RSVP-HA-V4.0-AUG20**) , and;
- A review of the revised Geo-Environmental Services Ltd. Materials Management Plan **GE18761-MMP-V4.0-FEB21** (replacing **GE18761-MMP-V2.0-NOV20**)

The updated RSVP-HA (V6.0) report does not address the comments raised about the veracity of the conceptual site model for this area. The report has instead adopted a precautionary remedial strategy (equivalent to the other contamination-affected areas of the site), alongside provisions for physically verifying stockpiled soils to ensure acceptable chemical quality, before material from stockpiles are used/re-used.

The standard of cover proposed provides an equivalent degree of separation as previously accepted reports for the Chalk Pit & Farm Yard areas (i.e. now including the deter to dig geogrid, physical barrier membranes & capillary break), however the thickness of clean cover over is specified to a lesser thickness, comprising 450mm (minimum 300m topsoil) rather than the 600mm (minimum 300m topsoil) specified for those areas. This provides an acceptable degree of protection from a contamination perspective, but provides a reduced degree of amenity, and as a result does elevate the risk that residents may choose to penetrate the cover system (e.g. for tree-planting). This risk is not sufficiently high as for me to be included to reject the proposal on this basis, Environmental Health has agreed cover systems of this depth on other sites. The planning service should take a view on the acceptability of this against amenity & quality design policies.

I have highlighted to GESL some inconsistent figures presented in the MMP which may be

relevant to the qualification of the works for the Definition of Waste Code of Practice (DoWCoP). I am relying on para. 183 of the NPPF 2019 in concluding that these are not material planning matters, and that the waste regulatory framework, and the DoWCoP procedures & checks will function effectively.

The overall approach is acceptable and addresses all concerns previously highlighted. I am therefore now able to accept both the **GE16943-RSVP-HA-V6.0-FEB21** and the Materials Management Plan (**GE18761-MMP- V4.0-FEB21**), and on this basis *can recommend discharge condition 11 pt. 1 & 2 for both the Phase 2B & Phase 3 areas.*

General

Finished garden levels were further amended in December 2020 independent of any changes to the proposed cover system design (changes to cover for the RSVP-V6.0 for the Horse Arena area do not affect proposed finished ground levels further). As previously, the planning service may wish to confirm with the applicant that the aggregate changes to proposed finished ground levels do not give rise to changes to building ridge heights (etc.) that are material to the planning consent(s) being implemented.

Administrative Notes

Please note that the above-referenced document revisions have resulted in consequential amendments to related reports (as listed previously, GE16493-RSVP-[XX]-V5.0-AUG20). Please ensure V6.0 reports are listed on the decision notice. I will forward the latest documentation received from GESL along with these comments.

All documents have been reviewed, and I have no concerns or material comments to make.

Mr. Jonathan Driver
Environmental Control Officer