

HAVANT BOROUGH COUNCIL

Town & Country Planning Act 1990

Consultation on Planning Application

MEMORANDUM

From:	Environmental Health	To:	Development Control
Our Ref:	CONS/20/03800	Your Ref:	APP/20/01093
EH Case Officer Extn:	44 6677	Date:	26 February 2021
DC Case Officer:	Daphney Haywood		
DC Case Officer Extn:	44 6513		
Application Number:	APP/20/01093		
Site Address:	6 Sinah Lane, Hayling Island, PO110EY		
Proposed Development:	Erection of 195No. dwellings, associated open space, pumping station, sub-station and formation of new vehicular access off Sinah Lane. Change of use of land from agricultural to a Wader and Brent Geese Refuge Area (Resubmission of APP/18/00724) I attach a copy of the above application that has been received under the Town and Country Planning Acts. Any views you should wish to make should be returned to me no later than 23/12/2020		

Observations / Comments:

I have reviewed the resubmission documents, and note in particular the revised cycle storage plan which fully addresses concerns raised previously (under APP/18/00724).

As outlined within the Addendum Planning Statement, it would appear that alterations to the scheme (unit changes, housing mix, landscaping, Drainage, SuDS & internal road layout & parking-) are essentially non-material to comments made under the 2018 application.

As a result, I have no adverse comments to make, and raise no objections. Please refer to previous comments for context & factors upon which the above conclusion relies.

For ease of reference, the documents containing prior comments are listed below, alongside a summary of the salient points.

- APP/18/00724; CONS/18/01583, 20/08/2018 (Jonathan Driver)
- APP/18/00724; CONS/19/01363, 07/08/2019 (Jonathan Driver)
- APP/18/00724; CONS/19/02228, 08/11/2019 (Jonathan Driver)

(Summary Follows)

Contamination:

- *"J16123/DB/c03 report... The conclusions of that report are accepted"*
- *"I have no adverse comments to make, and I propose no planning conditions"*

Drainage/SuDS:

- *"the justification given within the cover letter dated BDW 11/09/2019 for omitting a Pollution Valve is accepted"*
- *"Assuming that adoption [of pumping stations] is not prejudiced [by downstream discharge via SUDS) - I have no adverse comment to make about ...the preventative maintenance outlined in the owners manual for elements of the system which are expected to be adopted. Southern Water has a robust reactionary resources which it is reasonable to assume will function effectively in the long term."*
- *"...the schedule [of preventative maintenance for SuDS] is appropriate in all other respects."*

Air Quality:

- *"...I do not dispute the favourable conclusions of the air quality assessment...*
However, with specific reference to the transport assessment upon which the Air Quality assessment was based, ...I would equally not consider the Air Quality assessment to be sufficient to dismiss the possibility that further consideration of air quality impacts may be necessary. This was in particular in response to the right-hand-turn traffic conflict associated with the West Land / Havant Road A3023 junction implied by the PB Transport Assessment 041.0031/TA/2. See previous comments for detailed rationale."
- Policy IN3 j)(i) - Plan PL-13.P[Latest] : does not go as far as the policy envisages, given the current status of the policy *this is considered to be a reasonable response which serves to contribute toward mitigating the transport emissions of the development* in the medium term.
- Policy E1 - notably absent from the compliance statement is any response to E1 g). Amended elevations retain the text *"Solar Panels Type, Size, and Orientation to be agreed. Plot specific"*, but there remains no specific reference to a local LZC provision in any of the planning to design statements.
- Policy E1 k) – Issues previously raised have been resolved.
- Policy E12 - Specifically as regards air quality, and the public health impact of air pollutants; I would point out that a fabric first approach to E12 which does not address heat loss through ventilation, or facilitates occupants reducing ventilation rates to sub-optimal levels-, would tend to increase the health risks associated with indoor air pollutants, known to represent a substantial component of personal exposure. This comment is intended to provide context to the planning decision against the applicant's response to policy E12. *I do not make any specific recommendations or requirements*, as the Council's regulatory duties for air quality do not extend to the indoor environment.
- Policy E23 - Given the relatively low background levels of air pollution at this location - and assuming that the cycle storage provisions are brought into line with the cycle parking standards contained within the 2016 SPD; *taken together* [the features listed on CONS/19/02228] *may be taken to amount to a reasonably robust response to the mitigation of the contribution of the development to local emissions*.
- *Traffic & Transport Assessment (Junction Capacity & Mitigation)*; Environmental Health's previous comments were reviewed by the applicant, and an enhanced strategic highway contribution to account for concerns about the impact at West

Ln. / Havant Rd. is proposed to support HBC & HCC plans for improvements at this junction... discussions are ongoing with HCC to agree the appropriate level of contribution. *This is agreed to be an appropriate response to the concerns raised, [and will assist to] maintain compliant air quality at residential property adjacent. ...I am content to agree the principle of the contribution, and to defer the details ...to the Highways Authority [amount & use of funds]*

Mr. Jonathan Driver
Environmental Control Officer