

HAVANT BOROUGH COUNCIL

Town & Country Planning Act 1990

Consultation on Planning Application

MEMORANDUM

From:	Environmental Health	To:	Development Control
Our Ref:	CONS/20/03665	Your Ref:	APP/20/01031
EH Case Officer Extn:	44 6677	Date:	16 December 2020
DC Case Officer:	Daphney Haywood		
DC Case Officer Extn:	44 6513		
Application Number:	APP/20/01031		
Site Address:	Land south of, Lower Road, Havant		
Proposed Development:	Erection of 50 new dwellings together with access, landscaping and open space (Revised Scheme).		

Observations / Comments:

I have reviewed the revised scheme, alongside comments previously offered by the Environmental Health Service in respect of contamination, pollution, air quality and drainage (SuDS & Pollution Control).

The comments of other relevant consultees are noted, and in general are supported. Most notably, it is acknowledged that;

- Portsmouth Water Company has indicated a low level of concern in respect of the aquifer serving the public potable supply even where 'deep bore' (~16m) soakaway drainage features are proposed,
- The County Highways service agrees the access strategy and estimates transport demands, and;
- The Traffic Team has raised concerns about the apparent absence of visitor parking, contrary to SPD.

The latter is likely to be more of a 'landscape and visual' & 'highway (parking overspill)' issue than one materially affecting air quality. As is acknowledged, the site is relatively sustainably located, and an under-provision of visitor parking could be argued to 'encourage sustainable travel modes'.

I note that SPD compliant cycle parking is to be provided '*...on site either inside garages, sheds in back gardens or secure cycle stores*', and similarly that independent direct access to private rear gardens is to be provided (as under the previous scheme).

No design response has been made to emerging policy IN3 j (proportionate provision of EV charge points), or apparently explicitly in relation to emerging policy E12, or E23 a. All of these policies are 'air quality relevant', but I acknowledge the 'adopted pre-submission' status of the LP2036, and the limitations that this imposed on the requirements of these policies.

In terms of the layout changes of the revised scheme, I do not note any material impact upon the impact of the development on local air quality – risks to future residents are considered to be negligible against current standards, and the landscaping scheme is expected to make a net-positive contribution.

In terms of noise, I note that the distance between extant and proposed dwellings has been increased, the boundary vegetation enhanced, and sub-station retained in the position previously proposed. The risk of nuisance noise between dwellings may be marginally reduced as a result, and the noise exposures of the properties closest to external strategic infrastructure sources (road & rail) are essentially unchanged.

My colleagues will be looking at this consultation with a specific focus on nuisance & amenity impacts, however I am aware of the urgency in responding to this consultation so felt that it might be helpful to make some preliminary general comments, in case it is not possible to secure a detailed response in the shortened consultation period.

Summary

- Contamination: no material changes to prior advice – watching brief should be conditioned. See APP/19/00427 (CONS/19/00834) dated 31/05/2019 for detailed comments, suggested condition wording reproduced below for completeness.
- Air Quality; No material concerns
- Noise; expect proposed layout changes to be broadly neutral in respect of noise exposures. Marginal reduction in potential for nuisance noise between proposed and existing residential property. Further comments may follow under separate cover.

[Condition 1] Implementation of Remedial Measures, and Verification Reporting (Bespoke)

The development hereby permitted shall be carried out in accordance with the recommended Remedial Works and Contamination Discovery Strategy outlined in sections 11.2 & 13.0 of the Geo-Environmental Services Ltd. Ground Appraisal Report (Ref GE16507-GAR-NOV17 v1.0 08/11/2017), unless otherwise agreed in writing by the Local Planning Authority.

Prior to the occupation of any relevant part of the permitted development, a verification report shall be submitted to and approved in writing by the Local Planning Authority. The verification report must;

- a) demonstrate the adequate segregation of made soils deemed inappropriate for use in private garden areas, and either the appropriate 'off-site disposal' or 'within-development placement' of this material to ensure that no unacceptable exposures arise, and;*
- b) document any assessments &/or remedial actions required to be taken in accordance with the Contamination Discovery Strategy, or if no actions were required; provide a positive declaration that no relevant discoveries of previously undocumented 'suspected contaminated' soils were made.*

Reason: *Having due regard to policies DM10 of the Havant Borough Adopted Core Strategy [2011] and DM17 of the Havant Borough Local Plan (Allocations) [2014], contamination impacted soils have been identified within a discrete deposit at the site where contaminants are likely to exceed levels considered appropriate for use private gardens, allotments or soft-landscaped public amenity land. This condition aims to secure an appropriate use or destination for these soils, to ensure that no unacceptable exposure to harmful contaminants may occur.*

Mr. Jonathan Driver
Environmental Control Officer