

HAVANT BOROUGH COUNCIL

Town & Country Planning Act 1990

Consultation on Planning Application

MEMORANDUM

From:	Environmental Health	To:	Development Control
Our Ref:	CONS/20/02803	Your Ref:	App/20/00696
EH Case Officer Extn:	44 6677	Date:	28 September 2020
DC Case Officer:	Ms Lesley Wells		
DC Case Officer Extn:	4223		
Application Number:	APP/20/00696		
Site Address:	162 Stakes Hill Road, Waterloooville, PO7 7BS		
Proposed Development:	Sub-division of existing house to form 1No. 2bed and 2No. 1bed apartments and erection of a two-storey side extension to form 2No. 2 bed apartments with provision of car and cycle parking and bin storage. (Revised)		

Observations / Comments:

I have reviewed the alternative scheme for intensification of residential use at 162 Stakes Hill Road.

I have little material to add to the comments provided under the consultation to APP/19/01190 (CONS/20/00002, 21/01/2020), and I would refer you to that response for justification & context.

Contaminated Land Risk

I would reiterate the proposed condition making explicit the duty to remain vigilant to the possibility of potentially harmful contaminants within made soils at the site, with a duty to report & appropriately manage any encountered. Suggested wording below:

Condition 1: Unexpected Contamination

"In the event that suspected contamination is encountered during groundwork (e.g. obviously contaminated soil / groundwater, or any buried waste materials not assuredly comprising non-harmful construction materials); works in affected areas of the site shall cease until the Local Planning Authority has been notified of the discovery, and a scheme to deal with the risks associated with the suspected contamination has been submitted to- and approved in writing by- the Local Planning Authority.

The scheme may take a proportionate approach to the degree of formality adopted, and may comprise separate results / reports / statements as appropriate, but unless specifically excluded by agreement shall include;

- 1) Reasonable investigation in the vicinity of suspected contamination, sufficient to characterise it's nature, likely extent & mobility,*
- 2) An appropriate assessment of the risks to all receptors that may be affected, based upon 1), and;*
- 3) Where potentially unacceptable risks are identified by 2), a Remediation Strategy that*

includes appropriately considered remedial objectives and clearly defined proposals for achieving these, having due regard to sustainability

All investigation, assessments & other actions required by 1)-3) above (and B, below) shall be undertaken by competent persons, and the findings presented as written report. The scheme shall be implemented as approved.

Prior to the occupation of any relevant part of the permitted development, EITHER of the following shall be submitted to the Local Planning Authority;

- A. A statement confirming that no suspected contamination was identified during development, OR;*
- B. Documentation in accordance with 1)-3) above; together with a Verification Report (where appropriate) demonstrating that remediation objectives have been met.*

Reason: *Having due regard to policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011, DM17 of the Havant Borough Local Plan (Allocations) [2014] and the National Planning Policy Framework, there is a potential for contamination to exist at the site in connection with prior development activity which could pose a risk to site groundworks staff, and future occupants"*

In line with para 179 of the NPPF, both the developer & landowner are responsible for delivering a safe development.

Air Quality

I note that the design & access statement includes text at 3.5 stating that 'Havant Borough parking standards have been met, including cycle parking and electric vehicle charging infrastructure (Parking Standards SPD)', and that the transport statement at 4.6.2 indicates that 'a total of 8 cycle parking spaces would be provided on the site within a dedicated bicycle storage facility at the southern corner of the site within the on-site car park'.

Whilst a structure is shown on the site layout plan in the position indicated by 4.6.2 of the Transport Statement, I have not identified any plan annotation identifying this as a cycle store, or confirming it's capacity. Similarly, there does not appear to be any plan mark-up or design detail to indicate how the EV charging infrastructure will be delivered. In the absence of any clarification (amendment of details within documents to comprise the approved plans) or any conditions aiming to secure these features, there is a risk that the impetus to deliver these may be lost.

Given the quantum of development & wording of emerging policy E23, I am not in a position to object on air quality grounds specifically, but parking & sustainable travel policies apply, and are 'air quality relevant' as they directly concern support for sustainable modes of travel & low emission vehicles. Raised for consideration as a planning / policy compliance matter.

Conclusion

In line with the response for the previously proposed scheme, no objection to the principle of development, subject to the precautionary (non Grampian-) contamination condition reproduced above.

Mr. Jonathan Driver
Environmental Control Officer