

HAVANT BOROUGH COUNCIL

Town & Country Planning Act 1990

Consultation on Planning Application

MEMORANDUM

From:	Environmental Health	To:	Development Control
Our Ref:	CONS/19/01189	Your Ref:	APP/16/00492
EH Case Officer Extn:	44 6677	Date:	18 July 2019
DC Case Officer:	Gill Glover		
DC Case Officer Extn:	6534		
Application Number:	APP/16/00492		
Site Address:	Riders Junior and Infant School, Kingsclere Avenue, Havant, PO9 4RY		
Proposed Development:	Residential development of 25No. 2 to 2.5 storey 3 bed houses, 5No. 3 storey 4 bed houses and 8No. 2 bed apartments (Approved 17.02.17). A request has been made to discharge the following condition(s) on the above application: Condition 6 parts A&B (All outstanding matters): Remedial Verification & Contamination Discovery Strategy		

Observations / Comments:

I have reviewed the RIDGE & Partners LLP Verification report dated 05/004/2019 Ref: 5006015-RDG-XX-ST-XX-C-0001.

The document clearly demonstrates a diligent undertaking of previously approved remedial & risk mitigation measures, and a robust observance of the agreed contamination discovery strategy. In particular, an excellent photographic record is presented to support the declarations and inspection records / descriptions given, and comprehensive laboratory sampling is presented.

It is noted that the initial "imported soil quality report" associated with the Eco-Sustainable Solutions Ltd. Parley site showed an exceedance of a generic assessment criteria for use in a residential setting (for Dibenz(a,h)Anthracene, a carcinogen). Subsequent 'as placed' samples however returned values lower than the test detection limit, and as a result, it is considered reasonable to conclude that the average soil quality is acceptable. The samples did return trace levels of hydrocarbons and solvents (m-o-Xylene), and so are considered to be representative of soils from the Parley Site.

The standard of reporting, and the level of diligence and precaution demonstrated in dealing with suspected and potentially harmful materials is considered to allay any concerns that might otherwise reasonably arise from the omission of waste tickets from Appendix 6.

This will be the only consultation response that Environmental Health will be making in respect of this application, there is no reason for my colleagues to review this application in respect of amenity or commercial considerations. *On the basis of the submitted report, I am able to recommend that condition 6 be discharged in full.*

Mr. Jonathan Driver
Environmental Control Officer