

Consultee Comments for Planning Application APP/18/00244

Application Summary

Application Number: APP/18/00244

Address: Colt International Ltd, New Lane, Havant, PO9 2LY

Proposal: Outline application with all matters reserved. Mixed use development comprising up to 100 new homes, including up to 40% affordable, 2860 sqm of employment floorspace and improved access onto New Lane and Martin Road. On-site parking for residential and employment uses. Landscaping to be provided, including acoustic bund to rear of employment units and naturalisation of existing watercourse (full details to be submitted at a later stage) (Approved 30.01.19) Request to Discharge Conditions 4 & 18 and partially Discharge Condition 8 (20.02.2019).

Case Officer: Gill Glover

Consultee Details

Name: Consultee Environmental Health (Environment Team)

Address: Public Service Plaza, Civic Centre Road, Havant PO9 2AX

Email: EHEnvironment@havant.gov.uk

On Behalf Of: Environmental Health Manager, Community Group

Comments

I have reviewed the revised updated GQRA & Outline Remediation Strategy in detail, alongside the comments from Portsmouth Water & Environment Agency which the report sought to address.

The revisions are largely in respect of the geological characterisation of the site, and the information presented broadly accords with my understanding of the locality.

I have not identified any additional proposal which is material to my previous comments (CONS/19/0456, 04/04/2019, JD), and I have nothing to add save to highlight the apparent proposal at paragraph 3.4.11, which indicates that the depth to the principle aquifer 'should be proven'.

The report is slightly ambiguous on whether this is a firm proposal or not.

The geological characterisation of the site would suggest that the chalk underlying the site is likely to be present at a depth of around (probably exceeding) 40m below ground levels. Construction of a deep borehole to prove the depth adds little to the existing characterisation, and in principle risks the creation of a preferential migration pathway &/or short-term issue with turbidity within the aquifer unit during construction.

I do not see any significant value in the construction of such a borehole unless the structural

engineers specify piled foundations within 10% of the maximum depth of prior investigations at the site (i.e. piles longer than 15m), and I cannot envisage a design scenario for the consented scheme which could not be designed to be limited to a foundation depth $<15\text{m}$.

My recommendations otherwise remain unchanged. Discharge of Parts 1 & 2 of c.8 is supported.