

HAVANT BOROUGH COUNCIL

Town & Country Planning Act 1990

Consultation on Planning Application

MEMORANDUM

From:	Environmental Health	To:	Development Control
Our Ref:	CONS/19/01204	Your Ref:	APP/13/00804
EH Case Officer Extn:	44 6677	Date:	16 July 2019
DC Case Officer:	Gill Glover		
DC Case Officer Extn:	6534		
Application Number:	APP/13/00804		
Site Address:	Woodcroft Farm Development Site, Woodcroft Lane, Waterloooville		
Proposed Development:	Development of 288 residential units comprising 9 x one bedroom, 110 x two bedroom, 124 x three bedroom and 45 x four bedroom, retention of existing farmhouse, new access road from Eagle Avenue, internal access roads, associated car parking, open space and landscaping and including works to trees under TPO 1931 (Approved 5 May 2015). (...) Request to Discharge Condition No/s 3, 4, 6, 7, 8, 9, 10, 11, 12, 14, 16, 17 & 18 (Residential Phase 2 [Phase 2B, Residential Phase 1A]) (06.06.2019). A request has been made to discharge the following condition(s) on the above application: c.12: Protocol for identification & assessment of any unforeseen ground conditions, c.11: (...) scheme to deal with the risks associated with contamination, c.6: Construction Management Plan & Construction Method Statement		

Observations / Comments:

Comments here relate to condition no's 11 & 12 only. My colleagues will be reviewing submissions in respect of condition 6 and will comment under separate cover.

Alongside the Councils own spatial data, third party reference material & guidance, and assessment documents previously submitted, I have reviewed in detail the submitted documentation, and referred to documents previously submitted; comprising in total -

- 21834/030/R02/rev01 Geoenvironmental & Geotechnical Ground Investigation Report
- GE16662/GR05/180329 (development-) phase 2A Summary Report & Discovery Strategy
- GE16662/FG02/170929 (assessment-) phase IIB Site Investigation & Gas Monitoring Report
- GE16942-GIR-AUG18 v1.1 Geotechnical Interpretive Report (development-) phase 2 area
- EPG/8938/2018/DQGRA/V1 Detailed Quantitative Gas Risk Assessment

I will not provide a detailed critical review of the above at this stage - it is sufficient to say that in general the documents are comprehensive and of good quality. However, the submissions to date are incomplete, and the applicant has omitted from their submission several documents

which are referred to in the above reports. These documents are material to the current application in a non-incidental way, and must be read in conjunction with the above for the Council to gain fulsome understanding of both the available data, and the applicants proposals with respect to condition no.'s 11 & 12, and the adequacy of those proposals with respect to the risks posed by the site (which the above reports indicate are likely to be non-negligible).

It is acknowledged that the *GE16662/GR05/180329* document contains a general discovery strategy, however this document was authored specifically with the development phase 2A (residential phase 1A) in mind. This area excluded any of the potentially contaminating landuse features, and did not include any areas where soil-entrained asbestos has been identified. In this way, the previously submitted report cannot be taken to be directly transferable &/or appropriate to the development phase 2B (residential phase 1B) area.

Documentation not submitted to the LPA that is material to contamination assessment at the site that has not (to the best of my knowledge) been submitted to date is as follows:

1. Factual report on a site investigation at Woodcroft Farm, Waterloooville. Risk Management Limited (RML), October 2011. Ref: *RML4750*
2. GeoEnvironmental and geotechnical site assessment. RSK Environment Limited (RSK), October 2016. Ref: *28722-R01(00)*
3. Remediation strategy and verification plan for the land at chalk pit and landfill area (CP), Woodcroft Farm. Geo-Environmental Services Limited (GESL), June 2018. Ref: *GE16943-RSVP-CP-JUN18*
4. Remediation strategy and verification plan for the land at Farmyard (FY), Woodcroft Farm. GeoEnvironmental Services Limited (GESL), June 2018. Ref: *GE16943-RSVP-FY-JUN18*;
5. Remediation strategy and verification plan for the land at Horse Arena (HA), Woodcroft Farm. Geo-Environmental Services Limited (GESL), June 2018. Ref: *GE-16943-RSVP-HA-JUN18*

It is not clear which of these documents is absolutely critical to the c.11 & c.12 discharge decision(s) in respect of the development phase 2B (residential phase 1B) area - arguably 1, 2, 3 & 4 from the list above. Certainly, the Farmyard area appears to be coincident with the development phase subject of this application, so at a minimum the document referred to at 4 above is critical to this application. Depending on it's content, it may or may not be necessary to review the other documents in order to support a positive determination to this application.

In the absence of the remediation strategy and the technical information which underpins the rationale for it- I cannot support a positive determination.

Based upon the documents reviewed to date, the omitted documents may be extensive in nature, and it is considered unlikely that the council will be able to turn around a review within the lifespan of the current application. It may be necessary to agree an extension of time in order to allow the applicant to submit the required document(s), and for the Council time to review it's (their-) content.

Mr. Jonathan Driver
Environmental Control Officer