

HAVANT BOROUGH COUNCIL

Town & Country Planning Act 1990

Consultation on Planning Application

MEMORANDUM

From:	Environmental Health	To:	Development Control
Our Ref:	CONS/19/00900	Your Ref:	APP/18/00380
EH Case Officer Extn:	44 6677	Date:	11 July 2019
DC Case Officer:	David Eaves		
DC Case Officer Extn:	4 6549		
Application Number:	APP/18/00380		
Site Address:	Proposed Development site at the former Southmere Farm, The Mallards, Havant		
Proposed Development:	Outline application for the construction of 3No. two storey detached dwellings, following demolition of existing buildings (Approved 13/09/2018). Request to Discharge Condition No.5 10.05.19.		

Observations / Comments:

I have reviewed the revised Phase 4 Remedial Verification Report YE7106.1rev1 dated May 2019 (rev 01 03/07/19), which now includes the asbestos survey report and source removal excavation logs within the technical appendices.

There is no need to provide a comprehensive critical appraisal of the work, this has largely been covered within the informal communications which preceded the issue of the revised documents.

It suffices to confirm that the log included at Appendix E is sufficient for the Council to accept the verification samples as being representative of the general body of made ground, and with reference to the mean value tests I've previously referred to, it is reasonable to conclude that the risk to persons from soil-concentrations of Lead is acceptable.

The asbestos survey report was informative, identifying surface finds of significantly damaged / weathered / friable cement bonded asbestos products across the site. The Phase 2 report identifies asbestos fragments within made ground, and as previously indicated, there is no robust justification for regarding made ground as comprising separate bodies of material. The source of surface asbestos is not clear, as it appears that the survey was undertaken following removal of above-ground structures.

The asbestos survey report serves to underline the importance of the discovery strategy outlined at 5.8 of the Phase 3 (YE7106) report, which in turn is material to recommendations with respect to c.6 of the APP/18/00380 consent.

Conclusions

I can now support discharge of c.5 in full. c.6 should remain in place until the completion of the site - in line with recommendations at 5.11 of the Phase 3 YE7106 report, a final verification report cannot be submitted until the completion of groundworks, and the completion of

importation & placement-, or re-placement of site-won- topsoil within garden areas. It is expected that the soils placed in private garden areas will be inspected & verified irrespective of their source (i.e. site-won, or imported), due to the risk of asbestos inclusions being present.

It would be acceptable-, and in the interests of clarity, probably advisable-, for the outstanding verification work to be included within a further revision of the Phase 4 YE7106.1 report at the appropriate time.

Mr. Jonathan Driver
Environmental Control Officer