

Consultee Comments for Planning Application APP/18/01297

Application Summary

Application Number: APP/18/01297

Address: Manor Road Nurseries, Manor Road, Hayling Island, PO11 0QL

Proposal: Construction of 9No. three bed dwellings, following demolition of existing glasshouse, together with improved site access and associated vehicle parking.

Case Officer: Daphney Haywood

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

Due to an administrative error in logging this consultation at EH workflow triage, I was only made aware of this application on 11th Jan (today, consultation closure date). I note that a contamination assessment has been completed for this development, rightly as glasshouses / nurseries / market gardens are sometimes affected by contamination. Similar sites in the Havant area have been found to be affected by significant contamination.

I have not found opportunity to look over the site investigation today, and now will not be able to do so until Wednesday next week. The risk that a site may meet the definition of 'contaminated land' for any given soil source increases with sub-division of land (due to smaller exposure-relevant averaging areas being created), and as a result even a single hotspot of contamination could be material for one of the units proposed relative to the local policy, and minimum standards under the NPPF. The Council should not determine the application without first having critically reviewed the submitted report.

Detailed comments to follow under separate cover following a full review of the EDS & Ph2a SI document; anticipated Wednesday / Thursday next week (16th/17th January 2019).

(JD)