

Consultee Comments for Planning Application APP/18/00453

Application Summary

Application Number: APP/18/00453

Address: Land South of Bartons Road, Havant

Proposal: Reserved matters application following outline permission APP/15/01435 to layout, scale, appearance and landscaping for 175No. dwellings (including 53 affordable homes) comprising 5 x 1 bed flats, 18 x 2 bed flats, 28 x 2 bed houses, 84 x 3 bed houses and 40 x 4 bed houses; play area and public spaces, roads, footways, cycleway, and drainage features.(14.12.18). Request to discharge condition No.2 (05.02.19).Request to discharge condition No.3 (30.07.19).

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

This condition was requested by the Portsmouth Water Company, and not by Environmental Health. I have however reviewed the information submitted in support of the application to discharge c.3 (piling risk), in case there were any material observations regarding pollution risk. I have also reviewed the comments of Portsmouth Water Company, which notes the apparent misinterpretation of the reason for the condition by the application, and points to the lack of information as to the pile scheme design.

I am similarly unclear on why both driven piles and vibro-stone column ground improvement techniques are to be employed within the scheme, on the extent of the site required to be piled, and on the range & distribution of design-depths for the piling operation. It is not really possible to consider piling risk in the absence of such details.

I have however consulted the readily-available BGS borehole records, which appear to show with some confidence that the Clay geology is likely to persist beneath the site to a depth of at least 25m below existing ground levels. Whilst the piling scheme spec. is vague, and does refer to the jointing of 6m sections of pre-cast piles (implying a target depth in excess of 6.0m for driven piles) - I would be surprised if there is a necessity for driving piles to a depth exceeding 24m (4 pre-cast pile sections) for properties under 5 storeys high. In this way, I am fairly confident that the piling risk, in environmental terms (as regards effects on the controlled water comprising the principal aquifer used for potable supply) is likely to be acceptable (in line with Portsmouth Water's comments under 'piling & foundations').

The applicant should however at a minimum submit details which clearly outline the extent & depth of piling proposed, in the interests of certainty that the design-depth is within range of available borehole records for the area.

(JD)