

HAVANT BOROUGH COUNCIL

Town & Country Planning Act 1990

Consultation on Planning Application

MEMORANDUM

From:	Environmental Health	To:	Development Control
Our Ref:	CONS/19/00789	Your Ref:	APP/16/00774
EH Case Officer Extn:	44 6677	Date:	17 May 2019
DC Case Officer:	Miss Gill Glover		
DC Case Officer Extn:			
Application Number:	APP/16/00774		
Site Address:	Land south of railway, Havant Road, Emsworth		
Proposed Development:	Erection of 147 dwellings with associated parking, access, landscaping, and surface water drainage, pumping station, sub station and signalised junction onto Havant Road (amended scheme). (Approved 29/06/2018). A request has been made to discharge the following condition(s) on the above application: Condition 5 [Supplementary Contamination Investigation]		

Observations / Comments:

I have reviewed the Wilson Bailey Geotechnical & Environmental Supplementary Ground Investigation Report Ref: J11145/DB/c08, dated 15/04/2019.

I note that the investigation did not identify any deposits of made ground of significant depth or volume, and did not identify any potentially significant visual or olfactory evidence of contamination.

Elevated PAH species were identified in one sample at levels above their respective screening criteria. No statistical analysis is presented, but calculations undertaken by Environmental Health identify average concentration levels for the brownfield area below the respective screening levels for each contaminant.

I suspect principally due to the identification of asbestos fibre bundles that were quantifiable by mass, Barratt David Wilson has opted for a precautionary approach, and is to arrange the removal and appropriate disposal of the relatively small volume of affected soils (~300mm depth, within footprint of former structures).

The report provides a sufficiently detailed verification plan for this routine work. Condition no. 6 concerns the receipt of the verification documents, and c.7 concerns the actions required to be taken to identify, report, and deal with any potentially significant deposits of contamination-impacted soils discovered during groundworks.

As such, I can recommend that condition 5 be discharged in full.

Mr. Jonathan Driver
Environmental Control Officer