

HAVANT BOROUGH COUNCIL

Town & Country Planning Act 1990

Consultation on Planning Application

MEMORANDUM

From: Environmental Health **To:** Development Control

Our Ref: CONS/19/00331 **Your Ref:** APP/17/01243

EH Case Officer Extn: 44 6677 **Date:** 11 March 2019

DC Case Officer: Rachel Ballam

DC Case Officer Extn: 6143

Application Number: APP/17/01243

Site Address: 208 London Road, Waterlooville, PO7 7AN

Proposed Development: Erection of a single storey building to accommodate a nursery for a maximum number of 78 children including outside play area together with formation of car park, provision of boundary treatment and landscaping and alterations to existing pedestrian and vehicular accesses following demolition of existing house (Approved 24/05/2018). Request to Discharge Conditions 8, 9, 13, 14, 15, 17 and 18 (06.02.2019).

A request has been made to discharge the following condition(s) on the above application: Condition 9 [Contamination Assessment]

Observations / Comments:

I have reviewed the submitted Preliminary Assessment (Phase 1, Environmental Desk Study), Main Assessment (Phase 2 Intrusive Geo-Environmental Assessment), and the Soil Gas Monitoring Report.

Some elevated contaminants were identified at the site, predominantly represented by PAH species, and Lead. All contaminants were below the appropriate generic risk screening value (GAC) for the site, but in the case of Lead, whether the population sample mean estimate is above or below the GAC depends upon the statistical confidence level selected (being compliance at 95%, and not compliant at 99%).

This contamination likely originates from decorative finishes associated with maintenance of structures currently or formerly present at the site (especially including temporary wooden structures and fencing). The GAC scenario chosen does not exactly match the development type, and could be argued to be on the conservative side (providing a margin of safety) - a site specific assessment is likely to return an Target Level (site specific assessment level) greater than the 'residential garden without plant uptake' scenario used for general assessment purposes.

The investigation is informative with respect to the off-site risks, and it's conclusions are agreed.

On the basis of the submitted reports, I am able to support discharge of condition 9 in full, and further, can recommend that condition 10 can also be discharged. The submitted investigations have dealt with the principle risks, and whilst pragmatic proposals are given in the reports with respect to imported materials and unexpected contamination - it is not considered necessary to control these matters via the existing Planning conditions in the absence of any other requirements (these matters are relevant to all development, and are only controlled on development where it is considered that elevated risk of contamination exists).

Mr. Jonathan Driver
Environmental Control Officer