

HAVANT BOROUGH COUNCIL

Town & Country Planning Act 1990

Consultation on Planning Application

MEMORANDUM

From:	Environmental Health	To:	Development Control
Our Ref:	CONS/18/02045	Your Ref:	APP/13/00317
EH Case Officer Extn:	44 6666	Date:	04 October 2018

DC Case Officer: Rachel Ballam
DC Case Officer Extn: 6143
Application Number: APP/13/00317
Site Address: Yacht Haven Development Site, Copse Lane, Hayling Island
Proposed Development: Construction of 6No. 5 bed detached houses, 1No. detached boat store and ancillary office building, 1No. detached boat store for sailing charity use with hardstanding, pontoon restricted to 12 berths (6 for house residents and 6 for non residents), improvements to slipway, beach, reposition concrete sea defence to side of slipway, coastal footpath and the creation of one area of coastal meadow and one area of conservation grassland. (Revised application.) (Approved 24.11.15). Request to Discharge Condition No.s 8 Appendix 6.1; No.9 Appendix 4.1 & 4.1a; No.20 Appendix 8.1, 8.2 and 8.3; No.25 Appendix 4.1, 4.2, 4.12, 4.13 and 4.1a; No.28 Appendix 10.1 and 3.2; No.29 Appendix 3.2; No.31 Appendix 7.1 (18.5.17). Request to Discharge Condition Nos 26 and 27 (25.8.17). Request to Discharge Conditions 7, 16-19, 26 and 27 (21.11.17). Request to Discharge Conditions 10, 14, 15, 24, 32 and 33 (23.08.18).
A request has been made to discharge the following condition(s) on the above application:
Condition 18:
No infiltration of surface water drainage into the ground within the application site is permitted unless the prior written approval of the Local Planning Authority is first obtained following the submission of details, (which approval may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters).
Reason: As contamination may be present at the site we are concerned that the use of infiltration systems could cause contaminants to become mobilised and potentially pollute controlled water, having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
Condition 24:
Prior to the commencement of the works, a working method statement to cover all construction works shall be submitted to and agreed in writing by the Local Planning Authority in consultation with the

Environment Agency. Thereafter the development shall be carried out in accordance with the approved scheme and any subsequent amendments shall be agreed in writing with the Local Planning Authority.

The method statement shall cover the following requirements:

- Timing and duration of works
- Methods used for all channel, foreshore/ bankside water margin works
- Machinery (location and storage of plant, materials and fuel, access routes, access to banks etc.)
- Protection of areas of ecological sensitivity and importance
- Site supervision
- Bunding of potential pollutants

Reasons: To ensure the works being undertaken minimise any impacts on the intertidal habitat and on Chichester Harbour WFD water body having due regard to policies CS11, CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

Any views you wish to make should be returned to me no later than 21 days from the date of this email.

Yours sincerely

Ms R Ballam

Our Ref:APP/13/00317

Observations / Comments:

I have perused the amended Construction Method statement document submitted toward the discharge of **Condition 24**. I note that one of the two aspects that concerned me previously, has been addressed, namely under the section Control of dust and dirt on page 9, and I am satisfied with this response.

Secondly, it would appear that under Time & Duration of Works, the times referred to under the original Decision notice are not going to be altered, and will remain as initially stipulated by the Local Planning authority.

I therefore have no further adverse comment to make in regard to the discharge of this particular condition, at this time.

My colleague Jonathan Driver, and possibly others, may have further comments to submit in relation to other items referred to under this method statement & condition.

Condition 18: this will be commented on by others.

Mr. Mark Moss

Regulatory Officer, Environmental Health