

HAVANT BOROUGH COUNCIL

Town & Country Planning Act 1990

Consultation on Planning Application

MEMORANDUM

From:	Environmental Health	To:	Development Control
Our Ref:	CONS/18/01637	Your Ref:	APP/18/01637
EH Case Officer Extn:	44 6677	Date:	21 August 2018
DC Case Officer:	David Eaves		
DC Case Officer Extn:	44 6549		
Application Number:	APP/18/01637		
Site Address:	70-76 West Street, Havant, PO9 1LN		
Proposed Development:	Outline application for erection of 3No two bed dwellings.		

Observations / Comments:

I have reviewed the application documents submitted. Mark Moss has been allocated this application to review from the perspective of noise exposure, nuisance potential etc.; comments may follow in this respect under separate cover in due course.

Reflecting the outline status of the application, I note that the applicant has elected to defer addressing a number of recommendations from Environmental Health until the principle of consent is secured.

In line with previous comments / conclusions (notably, under GEN/18/00273, CONS/18/00507, 11/04/2018), I have no 'in principle' objections to the scheme, especially in the lower density form proposed, where greater opportunities exist for planting, and access constraints associated with terrace-format properties are overcome (particularly relevant to convenient access to secure cycle storage, necessary to facilitate active travel choices)

I will summarise the previous comments below for completeness, please refer to the above referenced consultation response for rationale.

In terms of additional comments - it might be helpful to flag a couple of issues which follow from the Environment Agency (EA) and Southern Water Services (SWS) consultation responses. The initial EA response was to object pending submission of a suitable flood risk assessment - demonstrating the sensitivity to flooding as a constraint in this area.

SWS note that no drainage strategy has been put forward, and that no specific comment can therefore be made at this point. It is however made clear in SWS's comments that the building regulations surface water disposal hierarchy is supported, and that discharge to public sewer is a 'de-facto' option of last resort. The site has direct access to a surface water, to which a discharge should be made if soils are not suitable for an infiltration solution. Alluvial soils are extremely variable, and the site is tight for space - it is not clear that recommended soakaway separation distances could be achieved even if soils are suitable.

The alternative direct discharge (to the Brockhampton Stream) would require consent for works, and without flow mitigation risks increasing the risk of downstream flooding (contrary to policy).

It may be necessary as a material matter to the principle of the development (quantum / density proposed) to demonstrate that a sustainable drainage solution is feasible - I am not sure that discharge to public sewer can be justified purely on the basis that the applicant would like to develop the site to a higher density than can be sustainably supported by SuDS.

The LLFA would be best placed to comment on the limitation of run-off from the site to the pre-development rate - however the development may be of insufficient scale to have triggered consultation. In any event, I would expect the surface water drainage proposals to address water quality issues through the simple index approach (SuDS Manual Ch.26), and to achieve a runoff rate equivalent to its 'prior to development' condition.

The physical constraints at the site may mean that meeting SuDS requirements is more challenging than it would be at more open sites, but I envisage feasible solutions being available, subject to good design.

Summary of previous comments;

- An appropriate CEMP be secured by means of a pre-commencement condition
- An appropriate level of site investigation be secured to confirm the long-term suitability of soils for the protection of Human Health (future occupants) and the environment (Controlled Waters, represented by the Lavant and the Brockhampton Stream. Initial site characterisation to be a pre-commencement condition.
- Wastewater & Surfacewater drainage strategy be approved under a suitable pre-commencement condition, to include information appropriate to demonstrate that the risks of contributing to downstream flooding & pollution have been addressed.
- That reserved matters (access arrangements) be invoked to ensure that conflict between vehicles too large to utilise site access and traffic on West Street close to the busy Park Road junction, is considered appropriately (and shown to be likely to be acceptable).

Suggested Conditions;

Contamination (Standard – omitting EDS, based upon submitted EDS proposals) [1]

Prior to the commencement of any specific phase of development approved by this planning permission (other than demolition, site clearance, or any other date or stage in development as may be agreed in writing with the Local Planning Authority), an assessment of the nature and extent of contamination at the site, whether originating from within or outside the curtilage, shall be submitted to and approved in writing by the Local Planning Authority.

The assessment may comprise separate reports as appropriate, but shall be undertaken by competent persons and unless specifically excluded in writing by the Local Planning Authority, shall include;

- 1) *An intrusive site investigation based on the proposals outlined within the [Report title / ref]; to provide sufficient data and information to adequately identify & characterise any physical contamination on or affecting the site, and to inform an appropriate assessment of the risks to all identified receptors.*
- 2) *The results of an appropriate risk assessment based upon (1), and where unacceptable risks are identified, a Remediation Strategy that includes;*
 - *appropriately considered remedial objectives,*
 - *an appraisal of remedial &/or risk mitigation options, having due regard to sustainability, and;*
 - *clearly defined proposals for mitigation of the identified risks.*
- 3) *A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the Remediation Strategy (2) are complete,*

identifying any requirements for longer-term monitoring of pollutant linkages, maintenance of engineered mitigation measures, and arrangements for contingency action.

All elements shall be adhered to unless agreed in writing by the Local Planning Authority.

Reason: *Having due regard to policies DM10 of the Havant Borough Adopted Core Strategy [2011] and DM17 of the Havant Borough Local Plan (Allocations) [2014], Contamination may be present at the site as a result of both previous land uses, activities and multiple prior phases of construction and demolition. Contamination could pose a risk to future occupiers, and to local surface waters.*

Verification (Standard) [2]

*Prior to the occupation of any relevant part of the permitted development, any verification report required in accordance with **condition [1]** shall be submitted to and approved in writing by the Local Planning Authority.*

The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan, and must demonstrate that site remediation criteria have been met. Where longer-term monitoring of pollutant linkages is identified as being necessary, the report shall clearly set out plans for monitoring, provision for maintenance, relevant triggers and contingency actions (a "long-term monitoring and maintenance plan").

The long-term monitoring and maintenance plan shall be implemented as approved.

Reason: *Having due regard to policies DM10 of the Havant Borough Adopted Core Strategy [2011] and DM17 of the Havant Borough Local Plan (Allocations) [2014], Contamination may be present at the site as a result of both previous land uses, activities and multiple prior phases of construction and demolition. Contamination could pose a risk to future occupiers, and to local surface waters.*

Approval of SUDS Details – Pollution [3]

Construction of the development shall not commence until details of the proposed means of surface water disposal have been submitted to, and approved in writing by, the Local Planning Authority. Proposals shall be in general accordance with the principles of CIRIA C753 (SUDS Manual 2015) inclusive of section 26.7 (Managing pollution risks). Where appropriate, the scheme shall include a schedule of operational and preventative maintenance for surface water drainage structures, flow control devices, pumps or separators required either for the proper operation of the system to its design flow rates or for the effective retention of pollutants to prevent downstream release. Parties responsible for observing the maintenance schedule shall be clearly identified. All details submitted in accordance with this condition shall be implemented as approved.

Reason: *Observing the drainage hierarchy disfavours disposal of surface water to public sewer, and favours a sustainable drainage solution. Appropriate system design is required to prevent surface water drainage functioning as a pathway for pollutants to affect downstream receptors, or increasing downstream flooding risk. This condition is imposed having due regard to policies DM10 & CS15 (Havant Borough Local Plan (Core Strategy) 2011), and the National Planning Policy Framework 2018.*

Construction/Environmental Management Plan [4]

No development shall commence on site until such time as a Construction Management Plan has been submitted to and approved in writing by the local planning authority. The plan shall cover:-

- (a) Procedures & logistics for managing deliveries at the site, including parking, loading, materials handover and transport to secure storage areas, and the means of minimising the risk of release of fuel and other materials capable of causing harm to health or the environment*
- (b) Provisions for the segregation & storage of wastes destined for both disposal & for*

recycling, and details on the procedures and logistics for collection and transport from the site.

- (c) Measures to ensure safe pedestrian movement on the public highway & footpaths*
- (d) The means of minimising dust, smoke and fume emissions from the site during construction works, including minimising dust emissions from vehicles transporting materials or waste from the site.*
- (e) The means of preventing track-out of mud & spoil on to the highway, and preventing runoff from the site adversely impacting adjacent surface waters.*
- (f) The means of minimising noise and vibration arising from construction processes*
- (g) Details of the training of site operatives to follow the Construction Management Plan requirements.*

Reason: *To ensure that the construction process is carried out in a manner which will minimise disturbance, pollution & nuisance to neighbouring properties and the public realm more generally, and prevent pollution of nearby surface waters. To avoid inappropriate parking practices, and turning and manoeuvring of construction vehicles which adversely impact either the use- or safety- of the public highway. This condition is imposed having due regard to policies DM10 (Havant Borough Local Plan (Core Strategy) 2011), and the general environmental principles embodied within the National Planning Policy Framework 2018.*

Mr. Jonathan Driver
Environmental Control Officer