

HAVANT BOROUGH COUNCIL

Town & Country Planning Act 1990

Consultation on Planning Application

MEMORANDUM

From:	Environmental Health	To:	Development Control
Our Ref:	CONS/17/01883	Your Ref:	APP/17/00866
EH Case Officer Extn:	44 6677	Date:	20 September 2017
DC Case Officer:	Daphney Haywood		
DC Case Officer Extn:	44 6513		
Application Number:	APP/17/00866		
Site Address:	Dunsbury Park, Fitzwygram Way, Havant, PO9 4EE		
Proposed Development:	Approval of Reserved Matters for Phase 1 of Planning Permission APP/15/00732 (Development for employment uses and a hotel with conference facilities; together with landscaping, infrastructure and associated works) relating to Condition B3 (i), (ii) and (iii) for plots access, layout & scale; and Condition B5 (c) for levels of proposed plots and building heights with a maximum height not exceeding 50m AOD contour on Plots 5 and 5a, and 45m AOD contour on Plot 4a (incorporating revisions to previously approved Parameter Plan forming part of the Environmental Statement dated March 2012).		

I attach a copy of the above application that has been received under the Town and Country Planning Acts. Any views you should wish to make should be returned to me no later than 22/09/2017.

Observations / Comments:

I have reviewed the submitted reserved matters application. It is noted that a cut & fill operation is proposed to achieve prepared, serviced plots for individual development under separate detailed applications as & when tenants / occupants are found, and their design requirements are finalised.

The cut & fill relates to an area not corresponding to the suspected location of the former inert waste landfill site, and involves maximum cut- & placement- depths exceeding 2m.

The Contamination conditions A14 & A15 apply to the entire site, inclusive of preparatory works. A14 was principally required due to the presence of former landfill, which has uncertain history and could represent a significant ground gas risk.

It is anticipated that any gross contamination that may be present within the 'cut' areas would be readily identifiable as part of the level amendment works, and placement of a significant depth of material (>1.5m) will materially alter exposure pathways to any contamination present in surface soils at the existing topographic form.

In this way, it is arguably more useful for the assessment of exposure & risks to undertake a

contamination investigation following completion of ground level amendment, however this could significantly hinder the conceptual interpretation of results. An investigation prior to works could serve to dismiss risks for subsequent development phases (within the phase 1 area, subject to the levels amendments shown on the Cut & Fill Analysis Plan), facilitating smooth and timely development of each subsequent phase.

It is my understanding that the term 'commencement' relates to the time when development begun (s56 T&CPA '90) - and in this respect a strict interpretation of condition A14 would require a site investigation to be submitted prior to the commencement of works. Given the main thrust of the application - i.e. to provide 'oven ready' serviced plots, I imagine that this is in the interests of the applicant.

For the reasons above, and on the assumption that condition A15 would apply to the works, I am not vehemently resistant to a more flexible interpretation of the application of condition A14.

I have no adverse comments to make on the execution of a cut & fill exercise, or the depths proposed. It appears to be that matters material to the in-principal acceptability of the scheme relate to landscape & visual-, and ecological- impacts. Extant conditions on APP/15/00732 adequately provide for SuDS / Drainage (Pollution control) to be considered upon development of each individual plot, and the other environmental impacts of the scheme (e.g. air quality) were addressed at the outline stage

I expect outline conditions relating to the entire site to be transposed onto (or otherwise to apply to-) any reserved matters consents awarded, and to be addressed at the appropriate time.

Mr. Jonathan Driver
Environmental Control Officer