

HAVANT BOROUGH COUNCIL

Town & Country Planning Act 1990

Consultation on Planning Application

MEMORANDUM

From:	Environmental Health	To:	Development Control
Our Ref:	CONS/17/01324	Your Ref:	APP/17/00610
EH Case Officer Extn:	44 6677	Date:	04 July 2017
DC Case Officer:	Tina Pickup		
DC Case Officer Extn:	44 6461		
Application Number:	APP/17/00610		
Site Address:	3 Elm Grove, Hayling Island, PO119EA		
Proposed Development:	Variation of planning permission APP/16/00364 to provide 1No. additional 2 bed starter home (total 6No. starter homes).		

Observations / Comments:

I have reviewed the submitted amended plans, and note that there is no significant alteration to the spatial boundaries of the development site, or the footprint of the building. The design & layout changes at 2nd floor level do not materially alter advice previously given.

Comments are therefore largely unchanged from the previous response(s) to application No.'s APP/14/00496, APP/14/00974 & APP/14/01277 & APP/15/00368, APP/15/01265 and APP/16/00634.

- There are no material amendments under this revised scheme that would meaningfully alter the perceived sensitivity of this development to the environmental risks previously identified.
- It remains appropriate to require an assessment of contamination risk during any comprehensive redevelopment of a site considered likely to be either a source of-, or affected by- a degree of contamination.
- The current scheme represents both a potential source and a possible receptor, and for these reasons it is considered reasonable to require that the degree of risk posed to future residents & nearby residential property (from commercial activities previously undertaken at the site) is established.
- Conditions are therefore recommended, as previously, in order to secure a physical investigation & inspection of the site, of sufficient scope to enable an appropriate assessment of associated risks to human receptors &/or the built environment (including those off site). This has previously been discussed with the applicant, and I note that the design & access statement makes reference to policy DM10 & DM17.

The rationale for the conclusions & recommendations above has been provided previously, and there is no need to reproduce it here. Please refer to comments made under APP/15/00368 ('ground contamination') for details.

It is noted that conditions 4 & 5 of the existing consent relate to the assessment of ground conditions & dealing with unexpected contamination (respectively). In line with the comments above, I would request that these conditions be transferred to any consent granted under the current proposals. For completeness, please find wording reproduced below;

Condition 1

Prior to the commencement of development approved by this planning permission, a scheme to deal with the risks associated with potential ground contamination at the site shall be submitted to and approved in writing by the Local Planning Authority. That scheme shall include all of the following elements unless specifically excluded, in writing, by the Local Planning Authority.

- 1. A site investigation appropriate to the scale of the site and to its previous commercial use(s), to provide sufficient information for an appropriate assessment of the risks to all receptors that may be affected, including those off site.*
- 2. The results of the site investigation and risk assessment (1) and if appropriate, a remediation strategy based on these results giving full details of the remediation measures required, and how they are to be undertaken.*
- 3. A verification report shall be prepared on completion of the remediation measures set out in (2) (if any) confirming that measures have been undertaken in accordance with the method statement, and setting out measures for maintenance, further monitoring and reporting*

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

Reason: *To prevent future occupiers being exposed to unacceptable contamination risk associated with previous commercial activities at the development site; to ensure that the site does not pose a risk to nearby residential properties, and having due regard to policies DM10 of the Havant Borough Adopted Core Strategy (2011) and DM17 of the Adopted Local Plan (Allocations) 2014*

Condition 2

"If, during development, contamination not previously identified on site is found to be present (for example solvent odour, stained or discoloured soils or sub-soils), no further development shall be undertaken until a report has been submitted to and approved by the Local Planning Authority detailing how that contamination is to be dealt with. Unless otherwise agreed in writing with the Local Planning Authority, all works outlined in the submitted report shall be adhered to."

Reason: *To prevent future occupiers being exposed to unacceptable contamination risk associated with previous commercial activities at the development site; to ensure that the site does not pose a risk to nearby residential properties, and having due regard to policies DM10 of the Havant Borough Adopted Core Strategy (2011) and DM17 of the Adopted Local Plan (Allocations) 2014*

Air Quality

As previously, the proposed development does not introduce new exposure to an area of poor air quality, and is of insufficient scale as to be likely to materially impact local traffic movements, congestion, or (therefore) air quality.

Mr. Jonathan Driver
Environmental Control Officer