

HAVANT BOROUGH COUNCIL

Town & Country Planning Act 1990

Consultation on Planning Application

MEMORANDUM

From:	Environmental Health	To:	Development Control
Our Ref:	CONS/17/00650	Your Ref:	APP/17/00234
EH Case Officer Extn:	44 6677	Date:	05 April 2017
DC Case Officer:	Daphney Haywood		
DC Case Officer Extn:	44 6513		
Application Number:	APP/17/00234		
Site Address:	157 Milton Road, Cowplain, Waterlooville, PO8 8RE		
Proposed Development:	Erection of 5No. flats and 2No. detached Houses with associated parking, cycle and refuse storage.		

Observations / Comments:

I have reviewed the supporting information to this application, alongside the site planning history.

I note that the applicant acknowledges the former use of the site as a petrol filling station, but does not acknowledge (or at least specifically reference) pollution / contamination policies DM10 or DM17. The design & access statement indicate that the first phase of proposed works comprised the removal of 5 no. petrol storage tanks, and undertake ground consolidation.

No Environmental investigation or risk assessment has been submitted with this application, or is proposed by the applicant.

In terms of potential contamination sources on site, a search of planning history has identified 3 no. lube oil tanks (internal, above ground), 6 no. 3000 Gallon petroleum spirit tanks, paraffin dispenser (unclear whether integral tank or separate, below ground tank), Oil Interceptor Chamber, separate on site Soakaway, and proposals for structures referring to asbestos containing materials. The design and access statement also refers to the destruction of the retail store by fire in 2014, so combustion residues are also a likely source of contaminants.

The proposed landuse is contamination sensitive (residential with private garden areas), as is adjacent land use (same classification).

I have no in-principle objections to a residential scheme at this site, and no objection to the proposed scheme subject to a full suite of conditions to secure an appropriate Site Investigation, Remediation, Risk Mitigation, and Verification (where necessary & justified).

I also note that proposals include provision for permeable paving - the drainage strategy is not particularly clear in this regard (i.e. whether permeable paving is to comprise a stormwater storage / controlled release, or soakaway system). The site conceptual model (environmental assessment) will need to appropriately account for the drainage strategy, and if adopting a drainage strategy which includes permeable paving strategy, the applicant will need to specify a

permeable block. It is often assumed that any pavements will be suitable due to the jointing - this is not the case, and a suitable product with permeable matrix and open jointing (i.e. specifically designed for a permeable paving system) will need to be specified, otherwise the system will not perform as expected, and there may be issues with the volume of site runoff.

Please attach the following conditions to any consent granted in respect of this application:

Contamination (Standard) [1]

Prior to the commencement of any specific phase of development approved by this planning permission (or such 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 shall be undertaken by competent persons, and the findings presented as a written report.

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

- 1) A site walk-over survey &/or sufficient desk-based research to identify;*
 - All relevant previous uses of the site*
 - Potentially significant contaminants associated with those uses*
 - Uncertainties relating to previous use or associated potential contaminants*
 - A conceptual site model identifying all relevant sources, exposure pathways and receptors, and;*
 - A summary of potentially unacceptable risks arising from contamination at the site.*
- 2) Site investigation based on (1), 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 receptors that may be affected, including those off site.*
- 3) The results of an appropriate risk assessment based upon (1) & (2), 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.*
- 4) 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 (3) are complete, identifying any requirements for longer-term monitoring of pollutant linkages, maintenance 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 & current land uses (&/or activities) that could pose a risk to future residents at the site, or occupants of adjacent land.

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 & current land uses (&/or activities) that could pose a risk to future residents at the site, or occupants of adjacent land.*

Mr. Jonathan Driver
Environmental Control Officer