

HAVANT BOROUGH COUNCIL

Town & Country Planning Act 1990

Consultation on Planning Application

MEMORANDUM

From:	Environmental Health	To:	Development Control
Our Ref:	CONS/17/01613	Your Ref:	APP/15/00408
EH Case Officer Extn:	44 6677	Date:	22 August 2017
DC Case Officer:	Lewis Oliver		
DC Case Officer Extn:	44 6263		
Application Number:	APP/15/00408		
Site Address:	82A Jubilee Road, Waterloooville, PO7 7RE		
Proposed Development:	Request to Discharge Condition No's 5 & 10 (20.07.17).		

Observations / Comments:

Comments here relate to Condition 10 (Contamination Assessment) only. I have reviewed the Dig-Geotech combined Environmental Desk Study & Ground Investigation Report (Ref: 590 / R01) . The preliminary conceptual site model derived from the desk study information is agreed to be appropriate, and accords with the opinion of Environmental Health as to the risk drivers for the site.

The intrusive investigation provided good spatial coverage, accounting for the former building footprints, as well as the higher risk areas of the proposed development (private rear gardens), with two trial holes allocated to each plot, and samples taken from all coherent strata units encountered.

The environmental sampling suite was comprehensive, and included an appropriate number of samples of each type. Results identified elevated PAH species, Trichloroethane (a VOC), light fraction HC's consistent with Kerosene fuel, and mid-fraction Aromatics consistent found in the absence of any corresponding Aliphatics - likely representing a different hydrocarbon product. Zinc was also elevated across the site in several sample. . No values were identified at levels considered likely to be of concern, and few suggesting a site wide contamination impact. Elevated concentrations of Zinc appear to be most ubiquitous contaminant, and these are considered likely to be related to a commercial / industrial process previously undertaken at the site (rather than small scale / minor surface spillages. The concentrations of Zinc were well within acceptable limits.

The revised conceptual site model (as informed by the results of the site investigation) is agreed - the site is considered to have tested "clean", and no further assessment is necessary.

On the basis of the submitted report, I can recommend that condition 10 be discharged in full.

Mr. Jonathan Driver
Environmental Control Officer