

HAVANT BOROUGH COUNCIL

Town & Country Planning Act 1990

Consultation on Planning Application

MEMORANDUM

From:	Environmental Health	To:	Development Control
Our Ref:	CONS/17/00124	Your Ref:	APP/15/00638
EH Case Officer Extn:	44 6677	Date:	25 January 2017
DC Case Officer:	Simon Kennedy		
DC Case Officer Extn:	44 6138		
Application Number:	APP/15/00638		
Site Address:	8 Northlands Park, Emsworth, PO10 7EY		
Proposed Development:	Approved Development: Construction of 1No. detached 3 bed house and 2No. semi-detached 3 bed houses with integral garages with access from private drive (approved 13.8.16). Request to Discharge Condition No. 12 (6.1.16). Request to Discharge Condition No. 13 (4.1.17).		

Observations / Comments:

I have reviewed the supplied verification documents. The applicant has observed advice given by Environmental Health, and the submission is of an acceptable standard.

Waste transfer tickets do not contain any anomalous or conflicting information, confirm a suitable destination for contamination impacted soils, and describe quantities which tally well in volume to the source removal excavations described within the Your Environment report YE2340 (initial verification).

The soil profiles shown within the photographic evidence presented demonstrate a low % foreign inclusions, and in general, do not raise any significant concerns. Photograph #7 appears to show buried mass concrete - encountering chalk at shallow depth in this area is not expected. S3 / Plot 3 sample broadly coincides with the location of a buried mass concrete basin structure shown in Plot H of Report Ref: YE2340, uncovered during source removal works, and assumed to have been left in situ. It is unclear why this feature was not grubbed out, having largely exposed it - however it is relevant that the feature;

- a) is within a soil source removal area, with supporting excavation verification samples,
- b) does not 'in & of itself' represent contamination impacted material, and
- c) is likely to be a previously identified & documented item, and can therefore be reasonably treated as *not* being indicative of mass made ground (e.g. newly deposited construction & demolition rubble, or historic waste materials not adequately tested or treated).

This photo (#7) also demonstrates the placing of soils, with a clear demarcation between the organic rich & rooty materials underlying the placed material. The failure to remove the mass concrete is an amenity issue, and is not of particular concern - the near surface profile looks to be acceptable.

I also note that the report references a superseded SGV value for Lead (450 mg/kg), but this is not material to the results presented, with all results falling well within the current screening value of 200 mg/kg. No additional metals have been identified to be significantly elevated in concentration.

I have no significant residual concerns, and raise no objection to the formal discharge of condition 13 on the basis of the information submitted.

Best Regards,

Mr. Jonathan Driver
Environmental Control Officer