

HAVANT BOROUGH COUNCIL

Town & Country Planning Act 1990

Consultation on Planning Application

MEMORANDUM

From:	Environmental Health	To:	Development Control
Our Ref:	CONS/24/00433	Your Ref:	APP/24/00053
EH Case Officer Extn:	44 6677	Date:	11 March 2024
DC Case Officer:	Steve Weaver		
DC Case Officer Extn:	44 6512		
Application Number:	APP/24/00053		
Site Address:	Multi Storey Car Park, Bulbeck Road, Havant, PO9		
Proposed Development:	Application to determine whether prior approval is required for the method of demolition of multi storey car park including slab removal and the proposed restoration of the site.		

Observations / Comments:

It is assumed for the purposes of this consultation that the application concerns the method of demolition only and that the application does not seek permission to demolish the structure.

On this basis, whilst some of the points raised by public consultees could find policy support on Air Quality grounds, no further comments are offered in this respect.

Contamination/Pollution

I note that both the Environment Agency & Portsmouth Water Company have raised the sensitivity of the Groundwater environment at this site. The Portsmouth Water response is particularly useful in that it confirms that the spring present within the planning red-line area does not contribute to the public potable supply.

Otherwise, the call for the Demolition Environmental Management Plan are supported, as is the Agency's recommendation to maintain open communication with Portsmouth Water Company during works in order to facilitate the active monitoring of the potable supply for turbidity issues arising.

In terms of contamination risks specifically, I have previously reviewed preliminary site investigation information (OMNIA Ph. 1 & 2 Geoenvironmental Site Investigation Ref: A12063/1.0, December 2023). That report made recommendations in respect of additional ground gas monitoring & vapour screening, alongside further investigation in the West of the site. The report recommended that there should be no impediment to the removal of the slab, but that works to remove pile caps should be limited to the east of the site only (to be retained in the West).

At the time of review, I had recommended that the further works envisaged should aim to ascertain whether there are discontinuous groundwater bodies present at the site, and/or whether artesian conditions may be present to the extent that vertical migration of contaminants

from shallow soils (or water) to deeper strata.

To echo prior comments; I see no reason to seek to tightly control the method or extent of the demolition of the structure. The key question that I had ahead of the investigation was whether or not the concrete slab should remain in place (to limit mobilisation of contaminants), and the work undertaken by OMNIA was agreed to be sufficient to show that the risks associated with removing it can be regarded to be acceptable.

No objections arise.

Definition of Waste Code of Practice (DoWCOP)

I would echo the Environment Agency comments – no objection to the use of suitable materials that would otherwise be classified as waste, subject to the controls & limits outlined in the code of practice.

It is expected that the recommendations of the OMNIA report would apply to the demolition works as if they were the development stage – referring specifically to maintaining vigilance for contaminated materials (encountered on site or brought onto site under a DoWCOP materials management plan), and the procedure for investigation & notification of the Regulator(s).

Mr. Jonathan Driver
Environmental Control Officer