

HAVANT BOROUGH COUNCIL

Town & Country Planning Act 1990

Consultation on Planning Application

MEMORANDUM

From:	Environmental Health	To:	Development Control
Our Ref:	CONS/24/03356	Your Ref:	APP/24/00330
EH Case Officer Extn:	44 6677	Date:	04 December 2024
DC Case Officer:	Kayleigh Taylor		
DC Case Officer Extn:			
Application Number:	APP/24/00330		
Site Address:	Land to the west of B&Q, Purbrook Way, Havant		
Proposed Development:	Erection of retail foodstore with associated car parking, access, landscaping and engineering works.		
	RECONSULTATION REQUEST for revised plans and/or documents received		

Observations / Comments:

Ground Contamination

The submitted assessments represent a revision of previously approved documents, introducing the revised layout (only). Conclusions & Proposals remain unchanged, and therefore prior Environmental Health comments made under APP/20/01221 continue to apply.

For continuity/consistency, it is recommended that the following condition be applied to any approval granted under the current application;

Verification (Standard) [1]

Prior to the occupation of any relevant part of the permitted development, the verification report referred to in section 6 of the Remada Geo Consultants Remediation Strategy Ref 7700.04.02; Jan 2024 ('the approved verification plan') 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.

Reason: *The 7700.04.02 report recommends the undertaking of some minor works to mitigate risks associated with soil contaminants. Soil gas has been shown to poses a potentially unacceptable risk to health in enclosed spaces, and requires mitigation measures appropriate to CS2 to be implemented. This condition is in line with DM10 of the Havant Borough Local Plan (Core Strategy) 2011, DM17 of the Havant Borough Local Plan (Allocations) [2014], and paragraphs 189-191 of the National Planning Policy Framework."*

Air Quality – Development as source

I have reviewed the PRS Air Quality Technical Note. I would disagree with a number of the technical details underlying the assessment conclusions, however, I note factors which influence the estimated scale of impact in both a positive and negative way.

The conclusion against the National Air Quality Objective ('negligible') is not disputed, but it is noted that a non-negligible ('moderate') road-link-proximal NO₂ impact may be inferred against non-statutory air quality guidelines, using the same guidance and calculation method. Affected (relevant) receptors are likely to those located at Khandala Gardens, Purbrook Way, and Morelands Court.

In terms of mitigation, it should be noted that the weight that may be given to emerging policy has reduced since consideration of the APP/20/01221 scheme, and also that some recommended scheme enhancements have been implemented – including clearer commitment to LZCT, and an improved cycle access. The policy basis for seeking further improvement is therefore weak, and it would not be considered to justified to seek at this time.

No objections arise, and no requirements/conditions are proposed.

Mr. Jonathan Driver
Environmental Control Officer