

HAVANT BOROUGH COUNCIL

Town & Country Planning Act 1990

Consultation on Planning Application

MEMORANDUM

From:	Environmental Health	To:	Development Control
Our Ref:	CONS/22/01783	Your Ref:	APP/22/00492
EH Case Officer Extn:	44 6677	Date:	18 November 2022
DC Case Officer:	Mr G Christie		
DC Case Officer Extn:	6513		
Application Number:	APP/22/00492		
Site Address:	31A North Street, Emsworth, PO107DA		
Proposed Development:	Construction of 6 No. Dwellings (2No.1bed, 3No.2bed 1No.3bed) with associated out buildings and parking, with minor amendments of design and siting - Revision of APP/19/00854. [Revised Comments]		

Observations / Comments:

These comments supersede those made under our Ref: CONS/22/00492 dated 27/09/2022. Comments follow some discussions with PWP, and review of the following documents.

- Ground Condition Consultants Remedial Strategy J22-014-R02 - MAR22 (v6 26/10/2022)
- Ground Condition Consultants Remedial Strategy J22-014-R02 - MAR22 (v2 03/11/2022), version distinct from J22-014-R02 - MAR22 (v2 30/09/2022)
- PWP Architects Drawing No. 5770/2060 – Detail Section
- PWP Architects Drawing No. 5770/2070 - Party Wall Section
- PWP Architects Drawing No. 5770/1002 – Site Plan Proposed
- TGD Landscape Ltd. Drawing 622 – 102 Landscape Plan

As previously, no objections to the principle of amendments to the APP/19/00854 scheme, in line with the above referenced site & landscape plan.

It is noted that the J22-014-R02 - MAR22 (v6 26/10/2022) remedial strategy reflects both the ongoing discussions within the architect, and as I understand it, the scheme that the applicant's intends to implement, whereas the correct site plan is only included in the duplicate v2 version.

As discussed, this minor error is not considered to be material, and it should be possible to resolve this through the condition applied. Recommendations below are made on the basis of the advice that this application supersedes the APP/19/00854 scheme, and any conditions applied to this scheme similarly replace those in force for the .../00854 scheme.

Recommendations;

It is recommended that the J22-014-R02 - MAR22 (v6 26/10/2022) document version be listed on the decision notice as an approved document, alongside;

- RSK Preliminary Risk Assessment Ref: 305019 (July 2018) and;
- RSK Geo-Environmental Site Assessment Ref: 305019 (Sept 2018)

The following condition is also proposed to secure verification of the remedial works described

within the Ground Conditions Consultants remedial strategy.

Verification of Remedial & Contamination Risk Mitigation Works [1] (Bespoke)

The development shall be carried out in accordance with the risk mitigation works and construction watching brief outlined within the Ground Condition Consultant's Remedial Strategy Ref: J22-014-R02 v6.0 (26/10/2022), unless otherwise agreed in writing by the Local Planning Authority. The relevant areas for works described shall be adjusted as appropriate to reflect the layout, landscaping and building plans hereby approved, or as may be further adjusted under future applications or non-material amendments.

Prior to the occupation of any relevant part of the permitted development, a verification report which adequately demonstrates that the site remediation criteria have been met shall be submitted to and approved in writing by the Local Planning Authority.

Reason: *To ensure that future occupants of the development are not put at unacceptable risk from elevated concentrations of soil contaminants that are known to be present in samples taken from the site; in accordance with policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011, DM17 of the Havant Borough Local Plan (Allocations) [2014], and paragraphs 183-185 of the National Planning Policy Framework 2021."*

Mr. Jonathan Driver
Environmental Control Officer