

HAVANT BOROUGH COUNCIL

Town & Country Planning Act 1990

Consultation on Planning Application

MEMORANDUM

From:	Environmental Health	To:	Development Control
Our Ref:	CONS/22/03742	Your Ref:	APP/20/00551
EH Case Officer Extn:	44 6677	Date:	16 January 2023
DC Case Officer:	Ms Lesley Wells		
DC Case Officer Extn:	4 223		
Application Number:	APP/20/00551		
Site Address:	1 Westland Drive, Waterloooville, PO7 5UG		
Proposed Development:	Construction of 1No. detached 3 bedroom dwelling with associated parking and access, landscaping and refuse cycle store (Approved 13/07/2022). Request to Discharge Conditions 5, 7 and 12 (20/12/2022).		

Observations / Comments:

This consultation response concerns condition 12 (Contamination) only. Environmental Health has no comments in respect of conditions 5 or 7.

I have reviewed the submitted Environmental Desk Study (which was not required under c.12), and the Ground & Water Phase II Site Investigation Report Ref: GWPR5143/P2/January 2023 (v1.01), and note that the results of the latter are favourable.

No evidence of material concern has been identified in respect of the prior development of the site or the development associated with adjacent land.

The report refers to standards for imported soils, the verification of the quality of imported materials, and the need to maintain a contamination watching brief.

Given the scale of development, it is likely that any imported topsoil will be purchased from a soil supplier / recycling facility and is unlikely to be directly imported from another site. On balance, it is considered reasonable to rely upon trading standards provisions to ensure the quality of imported soils, and it is not considered necessary to regard the import of soils to be a remedial measure.

The contamination watching brief referred to at 6.4 of the GWPR5143/P2/(...) report is a sensible provision given that the development land is brownfield. It is expected that the applicant will observe this recommendation, and will inform the Council of any material discoveries and how it is intended to consider & mitigate the associated risk. I am content to rely upon the general duty conferred by NPPF para. 184, and consequently not to require that this be regarded as a remedial measure which requires positive discharge in accordance with condition 13.

I note that the scope of this application is c.12 only, for the purpose of addressing the

restriction on commencement. I would however point out that as there are no remedial requirements under c.12, the requirements of c.13 have also been met. Condition 13 is a compliance condition, so there is no need for this to be formally discharged where there are no remedial requirements under c.12.

Discharge of c.12 is supported.

Mr. Jonathan Driver
Environmental Control Officer