

HAVANT BOROUGH COUNCIL

Town & Country Planning Act 1990

Consultation on Planning Application

MEMORANDUM

From:	Environmental Health	To:	Development Control
Our Ref:	CONS/22/03368	Your Ref:	APP/21/01244
EH Case Officer Extn:	44 6677	Date:	24 November 2022
DC Case Officer:	David Eaves		
DC Case Officer Extn:	44 6549		
Application Number:	APP/21/01244		
Site Address:	32 New Lane, Havant, PO9 2NG		
Proposed Development:	Variation of condition No's 4 (Operational Management Plan), 9 (Livery/Branding), 10 (Traffic Monitoring) and 28 (Employment and Skills Plan) of planning permission APP/21/00200 and the introduction of a new Community Liaison Strategy Condition. Request to discharge conditions 11, 14, 15, 16, 17, 18, 19, 22, 26 and 27 (received 27/03/2022). Request to discharge condition 12 (received 10/06/2022). Request to discharge conditions 5 and 6 (received 10/08/2022). Request to discharge condition 25 (27.09.22). RECONSULTATION REQUEST for revised plans and/or documents received		

Observations / Comments:

These comments are made in respect of conditions 11, 12, 14, 15, 16 & 17.

Prior Consultations;

It is noted that consultations have previously been undertaken in respect of conditions numbered 11, & 14-17 inclusive, under the original application APP/21/00200. Environmental Health having recommended discharge of all of these conditions.

The variations to conditions 9, 10 & 28 are not material to those recommendations; consequently, I am able to recommend discharge of these conditions (c.11, c14, c15, c16, c17) for the amended consent (APP/21/01244)

Condition 12, Verification;

Firstly, it should be noted that the EPS Ltd. Verification Report – Materials Management & Remedial Earthworks report Ref: UK21.5634 Iss .1 (09/05/2022) represents a best practice verification report, and reports favourable results. The report is accepted without challenge insofar as the extent of it's scope.

However, I note the text at section 4 (Verification Statement) which makes clear that the report is intended primarily to verify the Materials Management Plan. This section includes the

following text (my emphasis);

“For the aspects of the Remedial Strategy that remain outstanding, they will be reported in a separate Construction Phase Verification Report, likely in late 2022. This will cover the remaining installation of site-won materials, imported material quality (if any) plus the discretionary aspects of the Remedial Strategy in the building such as the installation of sub-floor soil gas protection”

On this basis, it follows that the report is incomplete with respect to demonstrating all requirements of the remedial strategy, and that a slim addendum verification report is required which covers these remaining aspects.

It is not my intention to unduly delay the discharge of this condition, and I would fully anticipate demonstrating the satisfactory completion of these aspects to be a formality – it is simply that the authors consider that the MMP verification report does not fully discharge the requirements of c.12. I have done a version check of the various UK21.5634 document(s) either received directly, or logged against APP/21/01244, and there does not appear to be a materially amended version which covers these aspects.

I would recommend that the application be held open while this additional information is sought. My understanding is that occupation of the building is scheduled for January, so I would anticipate that importation of material is likely to be complete at this juncture, and I would not anticipate any impediment to confirming these final details.

Best Regards,

Mr. Jonathan Driver
Environmental Control Officer