

HAVANT BOROUGH COUNCIL

Town & Country Planning Act 1990

Consultation on Planning Application

MEMORANDUM

From:	Environmental Health	To:	Development Control
Our Ref:	CONS/22/00975	Your Ref:	APP/13/00317
EH Case Officer Extn:	44 6677	Date:	26 July 2022
DC Case Officer:	David Eaves		
DC Case Officer Extn:	44 6549		
Application Number:	APP/13/00317		
Site Address:	Yacht Haven Development Site, Copse Lane, Hayling Island		
Proposed Development:	Construction of 6No. 5 bed detached houses, 1No. detached residential boat store and ancillary office building, 1No. detached boat store for sailing charity use with hardstanding, pontoon restricted to 12 berths (6 for house residents and 6 for non residents), improvements to slipway, beach, reposition concrete sea defence to side of slipway, coastal footpath and the creation of one area of coastal meadow and one area of conservation grassland. (Revised application.) (Approved 24.11.15)[...] Request to Discharge Conditions 20,21 & 22. RECONSULTATION REQUEST for revised plans and/or documents received		

Observations / Comments:

I have reviewed the EAS 'topsoil analysis results' letter report (no ref) dated 01/07/2022. This document reports a limited phase of intrusive site works with a narrow focus, for the purpose of addressing specific concerns raised by Environmental Health under CONS/22/00459 (by email, 27/05/2022 20:38).

The letter report does not provide contextual detail around the samples – it does identify which plots have been sampled, and confirms a sample/plot ratio of 1:1, however it does not provide other details of sampling, and it would appear that the lab were not provided details even at the level of the sample date/time. Analysis is limited to Dibenzo(a,h)Anthracene only.

The format & content of the report suggests that the sample collection may not have been undertaken by EAS employees. The specific contaminant of concern is not particularly vulnerable to loss (e.g. as a volatile through inappropriate sample storage or temperature control, etc.), so the lack of detail included in respect of sample collection & treatment is not considered to be a barrier to the acceptance of the results. Nevertheless, it should be recognised that the Planning Authority is reliant upon an assumption that samples were collected by competent persons, and that the sample chain of custody requirements were appropriately observed.

All results reported are at a level of <LOD, and therefore demonstrate that the soil supplier sample data is not likely to be representative of the material actually delivered to the site for use within the private rear garden areas.

Based upon this, I can confirm that Environmental Health is able to recommend discharge of conditions 21 & 22 to APP/13/00317.

It is understood that condition 20 has previously been discharged in full, however, in the event that this is not the case (e.g. if it has been partially discharged) I can confirm that Environmental Health would raise no objection to the discharge of c.20 in full across the entire planning red-line area.

Mr. Jonathan Driver
Environmental Control Officer