

HAVANT BOROUGH COUNCIL

Town & Country Planning Act 1990

Consultation on Planning Application

MEMORANDUM

From:	Environmental Health	To:	Development Control
Our Ref:	CONS/21/01021	Your Ref:	APP/21/00243
EH Case Officer Extn:	6677	Date:	28 May 2021
DC Case Officer:	Lewis Oliver		
DC Case Officer Extn:	44 6263		
Application Number:	APP/21/00243		
Site Address:	Land at Cottage Farm, Lovedean Lane, Waterloo		
Proposed Development:	Reserved matters for the construction of 43 dwellings pursuant to outline permission 54139/001 (East Hampshire District Council) and APP/20/00455 (Havant Borough Council). Details of appearance, landscaping, layout and scale. Including the discharge of conditions 4,5,8,10,11,16,18 and 19 pursuant to 54139/001 and conditions 4,6,9,11,12,17 and 19 pursuant to APP/20/00455.		

Observations / Comments:

It is understood that it has been previously recommended that this development be determined under EHDC planning policy, on the basis of the minimum land area falling within HBC's administrative district.

On this basis, I have not undertaken a detailed review of application documents that do not materially impact residents (or any other relevant receptor) located within HBC's district.

Air Quality

It was determined at the outline stage that the quantum of development was unlikely to result in a material detriment to local air quality.

I am not aware of any equivalent EHDC policy to HBC's emerging air quality policy, so no comments are offered in this respect.

SuDS / Surface Water Management

The comments from the Lead Local Flood Authority, Portsmouth Water Company & Southern Water Services are acknowledged. My concern would be limited to the likelihood of the drainage system to act as a vector for pollutants to reach a pollution- / contamination- sensitive receptor.

The Drainage system is considered to incorporate an adequate degree of pollutant interception / treatment. Notwithstanding the comments of other consultees, I have no objection to the details of the reserved matters application, nor to the discharge of condition 4 to APP/20/00455.

Contamination

I have reviewed the submitted combined geoenvironmental & geotechnical ground investigation report (J19042 iss. 2, 08/02/2021). The report did not report any significant visual or olfactory evidence of contamination, and the majority of geo-environmental results return either concentrations below the laboratory limit of detection, or values broadly consistent with normal background levels.

Soil gas results are not included with the report, but the text reports no significant results, and I would agree that this is likely given the borehole logs & geo-environmental soil results.

The report makes some recommendations in respect of waste management, materials management, and proceeding under a contamination watching brief. The latter is agreed to be a sensible precaution, for former are regarded as probably not material planning matters in the absence of any need for remedial measures. In consideration of paragraph 183 of the NPPF, I would consider it to be inappropriate to seek additional planning controls in respect of waste management or soils purchase / movement.

No risks to external receptors are identified, and I note that Portsmouth Water Company is satisfied that the raft foundations, no-build zones & SuDS scheme proposed will effectively mitigate the direct physical & vector risk to the principle aquifer. I would concur.

I have no objection to the details of the reserved matters application, nor to the discharge of condition 9 to APP/20/00455.

Jonathan Driver
Environmental Control Officer