

HAVANT BOROUGH COUNCIL

Town & Country Planning Act 1990

Consultation on Planning Application

MEMORANDUM

From:	Environmental Health	To:	Development Control
Our Ref:	CONS/15/00784	Your Ref:	APP/15/00573
EH Case Officer Extn:	44 6670	Date:	09 July 2015
DC Case Officer:	Daphney Haywood		
DC Case Officer Extn:	44 6513		
Application Number:	APP/15/00573		
Site Address:	Tealwood Co Ltd, Sultan Road, Emsworth, PO10 7PP		
Proposed Development:	Change of use from B1 commercial / industrial to residential use for 4No. dwellings comprising of 3No. 2 bed terraced houses and 1No. 3 bed detached house, with associated landscaping and parking, utilising existing access. (Resubmission).		

Observations / Comments:

I have reviewed the submitted documentation and note section 5.2 of the design & access statement, which indicates that the resubmission is identical with the exception of additional marketing information / statement.

The risk status of the site remains unchanged, both in terms of the existing / previous use of the site being a potential source of contamination, and the occupants of proposed dwellings being receptors.

Comments made previously under the withdrawn application Ref: APP/14/01301 (memorandum dated 16/01/2015, ref: CONS/15/00062) therefore remain valid. If development control are minded to grant consent for this application, I would request that the following conditions be applied;

Condition 1

Prior to the commencement of any specific phase of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), a scheme to deal with the risks associated with the possible contamination shall be submitted to and approved in writing by the Local Planning Authority. That scheme shall include all of the following elements unless specifically excluded, in writing, by the Local Planning Authority.

1. *A desk study &/or site walkover survey identifying:*
 - *All previous uses,*
 - *potential contaminants associated with those uses,*
 - *a conceptual model of the site indicating sources, pathways and receptors, and;*

- a summary of potentially unacceptable risks arising from contamination at the site.

2. A site investigation scheme based on (1), to provide sufficient information to support an appropriate assessment of the risks to all receptors that may be affected, including those off site.

3. The results of the site investigation and risk assessment (2) and if appropriate, an options appraisal and remediation strategy based on these results giving full details of the remediation measures required and how they are to be undertaken.

4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy (3) are complete, identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

All elements shall be adhered to unless agreed in writing by the Local Planning Authority.

Reason: Having due regard to policies DM10 of the Havant Borough Adopted Core Strategy (2011), and DM17 of the Adopted Local Plan (Allocations) (2014); Contamination may be present at the site as a result of both previous & current landuses (&/or activities) at the site that could pose a risk to future site occupiers.

Condition 2

"No occupation of any part of the permitted development shall take place until any verification report that may be required under **Condition 1** has been submitted to and approved in writing by the Local Planning Authority.

The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan, and must demonstrate that site remediation criteria have been met. It shall also include any plan identified as being necessary for longer-term monitoring of pollutant linkages (a "long-term monitoring and maintenance plan"), including provision for maintenance and contingency action. The long-term monitoring and maintenance plan shall be implemented as approved unless otherwise agreed in writing by the Local Planning Authority"

Reason: Having due regard to policies DM10 of the Havant Borough Adopted Core Strategy (2011), and DM17 of the Adopted Local Plan (Allocations) (2014); Contamination may be present at the site as a result of both previous & current landuses (&/or activities) at the site that could pose a risk to future site occupiers.

Condition 3

"If, during development, contamination not previously identified on site is found to be present, no further development (unless otherwise agreed in writing by the Local Planning Authority) shall be undertaken until a report has been submitted to and approved by the Local Planning Authority that details how that contamination is to be dealt with. Unless otherwise agreed in writing with the Local Planning Authority, all works outlined in the submitted report shall be adhered to."

Reason: *Having due regard to policies DM10 of the Havant Borough Adopted Core Strategy (2011), and DM17 of the Adopted Local Plan (Allocations) (2014); Contamination may be present at the site as a result of both previous & current landuses (&/or activities) at the site that could pose a risk to future site occupiers.*

Please see the memorandum referenced above for a more detailed rationale.

Best Regards,

A handwritten signature in blue ink, appearing to read 'Jonathan Driver', with a long horizontal flourish underneath.

Mr. Jonathan Driver
Environmental Control Officer