

HAVANT BOROUGH COUNCIL

Town & Country Planning Act 1990

Consultation on Planning Application

MEMORANDUM

From:	Environmental Health	To:	Development Control
Our Ref:	CONS/21/00997	Your Ref:	APP/18/00244
EH Case Officer Extn:	44 6677	Date:	03 June 2021
DC Case Officer:	David Eaves		
DC Case Officer Extn:	44 6549		
Application Number:	APP/18/00244		
Site Address:	Colt International Ltd, New Lane, Havant, PO9 2LY		
Proposed Development:	Outline application with all matters reserved. Mixed use development comprising up to 100 new homes, including up to 40% affordable, 2860 sqm of employment floorspace and improved access onto New Lane and Martin Road. On-site parking for residential and employment uses. Landscaping to be provided, including acoustic bund to rear of employment units and naturalisation of existing watercourse (full details to be submitted at a later stage) (Approved 30.01.19) Request to Discharge Conditions 4 & 18 and partially Discharge Condition 8 (20.02.2019). Request to Discharge Condition 4 (6.01.20). Request to Discharge Conditions 15 & 16 (20.12.19) and Condition 5 (6.2.20. Request to Discharge Condition No.s 6,7,8,11,14,17,18,19,21 & 25 (22.07.20). RECONSULTATION REQUEST for revised plans and/or documents received for condition 9 [Contamination Verification] & 18 [CEMP].		

Observations / Comments:

The reconsultation invited comments from Environmental Health in respect of c.18 & c.9 only. I have not reviewed any information pursuant to other conditions outstanding under the 22/07/20 application.

c.18 – Construction Environmental Management Plan (CEMP)

The Rev 4 version of the CEMP (submitted under this application) has been amended at section 5.2 & 5.7 only, and appendices have been submitted as stand-alone documents (previously omitted).

Section 5.2 provides an update to the status of the Materials Management Plan (MMP), which has now been accepted by the Definition of Waste Code of Practice (DoWCOP) administrative body. Use will be made of the commercial development land at the former Colt premises for materials stockpiling & management, and the Geo-Environmental consultants are to be retained to test & validate material, record movements, and survey the site upon clearance. These amendments provide additional assurance.

Section 5.7 retains some text that was queried by Environmental Health under APP/18/00244 consultation response (our ref: CONS/20/02321), dated 8/9/2020. Relevant parts of those prior comments therefore remain valid.

However, additional assurances are given within the revised text of this section, referring both to the testing & validation of plots by the Geo-Environmental Consultants prior to hand-over, and to the submission to the NHBC of verification reports (additional to reporting to the DoWCOP administrators). These assurances provide some comfort that development will proceed with an acceptable degree of controls on- & oversight of- materials movements.

Environmental Health met with the applicant, the Geo-Environmental consultant, and the planning service subsequent to the making of comments dated 8th September, and I am satisfied that applicant & their representatives fully appreciate the issues raised both previously and at that meeting. I am content to rely upon the provisions of the outstanding parts of condition 8, and condition 9 to provide the necessary controls, and I do not require the text of the CEMP to be amended.

The relevant documents have been reviewed by my nuisance & amenity colleague, Patricia Christie, who has recorded a 'no adverse comment' action on our casefile.

On the basis outlined above, I raise no objections to the discharge of condition no. 18. No further comment from Environmental Health will follow

c.9 –Verification (of Remedial & Contamination Risk-Mitigation Works)

I have reviewed the Ground & Water Ltd. *Ground Gas Protection Measures, Verification Report* ref: GWPR3782 dated: 11/01/2021, which concerns works at residential plots 1-12. The report indicates that works have been executed by specialist third-party contractors to an acceptable degree, and the report demonstrates that independent inspection of works (and rectification of defects identified) has been undertaken.

The report is accepted. However, I note that condition 9 does not appear to be subject to the current application, and this notwithstanding; the verification works refer to a specific part of the agreed remedial method statement (only). Additional verification works will be required, both at these plots, and elsewhere within the site in respect of coil cover quality & depth.

For these reasons, whilst I do not challenge any of the information contained within the submitted gas protection measures installation verification report, it would not be appropriate to discharge condition 9 at this time, either on a spatially limited basis, or site-wide.

Condition 9 has a 'prior to occupation' clause, and so the appropriate time for seeking discharge would be upon completion of units. A spatially defined discharge would be acceptable for a specific sub-set of the consented units if the applicant requires a phased occupation, but all works relevant to the units that the applicant is looking to release must be within scope of the reports submitted in support of the application to discharge.

On this basis, I would object to the discharge of condition 9 at this time.

Mr. Jonathan Driver
Environmental Control Officer