

HAVANT BOROUGH COUNCIL

Town & Country Planning Act 1990

Consultation on Planning Application

MEMORANDUM

From:	Environmental Health	To:	Development Control
Our Ref:	CONS/15/00637	Your Ref:	APP/15/00420
EH Case Officer Extn:	44 6677	Date:	21 May 2015
DC Case Officer:	Richard Nash		
DC Case Officer Extn:	44 6538		
Application Number:	APP/15/00420		
Site Address:	9 St Georges Walk, Waterlooville, PO7 7TU		
Proposed Development:	Proposed construction of a building comprising 14 new apartments, 6 car parking spaces, a ground floor office, secure cycle store and secure accessible refuse stores following the demolition of No's 9 and 11 St Georges Walk, Waterlooville, PO7 7TU		

Observations / Comments:

I have briefly reviewed the application documents, and note that the current scheme is not significantly different in character to that put forward under APP/12/00958, and as such, my comments do not differ significantly.

I have no objection to make to the development in principle, but note that several potentially contaminating landuses & features have previously existed adjacent to the boundary of #11 St Georges Walk.

Ground floor residential flats & office uses are of a relatively low-sensitivity with respect to the occupant profile, building type & plausible exposure pathways. Similarly, no potentially contaminating landuses are specifically associated with either #9 or #11, although this cannot be entirely ruled out, previous residential landuse is not necessarily risk free, and made ground is expected in association with #11 as a result of previous construction & demolition activities.

In addition to the features mentioned previously (in my response to APP/12/00958), I note that the land immediately adjacent to #11 had previously been marked on mapping as being at a lower level, at the bottom of a notable embankment - this appears to have been levelled / filled to result in the broadly level relationship between the plots of #11 & #13 that exists today. This feature could potentially be associated with imported fill that might contain contaminants or putrescible material & pose a risk to the application site (from migrating contamination & soil gas).

In consideration of the age of the identified features (late 1800's), that they were not present within the application red-line, and that no private garden areas are proposed as a part of the residential proposal; it is considered likely that within the context of this application, the risks are likely to be low. I do however consider it both prudent & necessary to undertake a proportional site investigation in order to confirm that no unacceptable risks exist, and to appropriately address any significant risks identified.

If Development Control are minded to grant consent for this application, I would therefore request that the following condition be applied:

"Prior to the commencement of the 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 contamination of the site 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 identifying:

- All previous uses*
- potential contaminants associated with those uses*
- a conceptual model of the site indicating sources, pathways and receptors*
- potentially unacceptable risks arising from contamination at the site, including those from soil gas*

(2) A site investigation scheme based on (1) for the purpose of provide informing 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, a method statement based on these results giving full details of the remediation measures required and how they are to be undertaken.

(4) A verification report shall be prepared on completion of the works set out in (3) [if any], confirming the remediation measures that have been undertaken in accordance with the method statement, and setting out measures for maintenance, further monitoring and reporting, if appropriate.

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 Havant Borough Local Plan (Allocations) (2014); Contamination may be present at the site as a result of both previous & current landuses (&/or activities) at or adjacent to the site that could pose a risk to future site occupiers."*



Mr. Jonathan Driver
Environmental Control Officer