

HAVANT BOROUGH COUNCIL

Town & Country Planning Act 1990

Consultation on Planning Application

MEMORANDUM

From:	Environmental Health	To:	Development Control
Our Ref:	CONS/15/01303	Your Ref:	APP/15/00883
EH Case Officer Extn:	44 6677	Date:	16 October 2015
DC Case Officer:	Daphney Haywood		
DC Case Officer Extn:	44 6513		
Application Number:	APP/15/00883		
Site Address:	(Land Rear of) 109 London Road, Cowplain, Waterlooville, PO8 8XJ		
Proposed Development:	Discharge of Condition Nos. 3, 4, 5, 8 and 8 of Planning Permission APP/15/00255.		

Observations / Comments:

I understand that Laurent has already responded with respect to c.9 (CMP). I have no comments to make in respect of roofing / landscaping / levels (c. 3 & c.4).

Re: c.5 (Drainage Layout), it is noted that both foul & surface water systems are to be connected to existing public systems - approved under prior applications. It is assumed that the appropriate capacity check has been undertaken, and consents obtained. As no SUDS are proposed (site is noted to suffer from waterlogging, so attenuation & soakage features are unlikely to be appropriate), I have no adverse comments to make.

Site consented development - General

It is noted that Environmental Health was consulted on APP/10/00594 - (111 London Road, Demolition of existing house & Erection of 4No. new houses). It is unclear why the possibility of contamination was not addressed within the response made for that application.

It appears that application no's APP/12/01302, APP/13/00392, APP/14/00439 & APP/15/00255 did not include EH on the consultee list (presumably as a result of the 'no adverse comments' response put forward under APP/10/00594).

I have reviewed the environmental context for the aggregate site covered by red-line areas for all of the above applications, and it is clear that the Western end of the site has been in probably use for non-residential purpose, formerly housing 3 no. substantial tin-roofed workshop type buildings, with unclear association in relation to adjacent plots, benefiting from separate access, and appearing untidy in the available aerial photography. Vehicles, storage containers and waste / stockpiled materials are evident.

The site is considered to have a similar source-risk profile as would a farm-building complex. Had I seen the original application, I would have sought a desk-study / site walkover & proactive

site investigation.

Available photographs of recent date (e.g. from design & access statements, and context pictures from other submitted reports) show the cleared site in untidy condition (as is typical), with waste materials prevalent across the site.

I note that planning history is one of incremental approvals for additional units, and that the current aggregated red line appears to leave one serviced plot on the overall site (proposed location of site office / unloading area) Notwithstanding the comments from Highways (i.e. no more residential units without upgrading dropped-kerb access to bell-mouth); in the event that a further application is received for residential development of the final (apparent) plot, I will seek a limited site investigation that includes analysis of environmental samples for a general contaminant suite.

I appreciate that such a condition has not applied to the consented units, and that (at other application sites) previous consents have in the past been treated as a precedent which precludes the application of conditions on revised / related applications. However, as is noted above, an investigation should have been required for this (wider) site, and being of limited plan area, the contamination-sensitive residential plots are vulnerable to being 'determinable' as contaminated land on the basis of a relatively limited contamination hotspot.

There are no adverse comments for this application - this response is intended to serve simply as a 'flag' on the public record.

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

Mr. Jonathan Driver
Environmental Control Officer