

Consultee Comments for Planning Application APP/12/00772

Application Summary

Application Number: APP/12/00772

Address: Land South of, Ranelagh Road, Havant

Proposal: Erection of 79 dwellings consisting of 8No. 1 bed flats, 12No. 2 bed flats, 6No. 2 bed houses and 53No. 3 bed houses, construction of access from Ranelagh Road, provision of landscaping, open space and associated works.(approved 31.07.13). Request to Discharge Condition No's 7 and 35 (08.02.16)

Case Officer: David Eaves

Consultee Details

Name: Mr Environmental Health Team

Address: Public Service Plaza, Civic Centre Road, Havant PO9 2AX

Email: EHEnvironment@havant.gov.uk

On Behalf Of: Environmental Health Manager, Community Group

Comments

I have previously reviewed the Soils Ltd. documents submitted in support of this application (Human Health Risk Assessment 14933/ESFM, 11/05/2015; Supplementary Formation Level Testing 14933/VR 07/08/2015).

As outlined in an email dated 20/08/2015, my conclusion was that the results indicated that there was no contamination hotspot, rather the result was an isolated result from the upper end of the general (expected) sample population, that was not representative of soil conditions over a meaningful area. I did not see any benefit in setting requirements for the placement, or the recording of placement, of soils stripped from the vicinity of the previously suspected contamination hotspot (WS8) or from any other stockpile (including the topsoil / made ground resulting from the surface strip, undertaken to facilitate the installation of the piling mat).

In addition, it was considered that it was the responsibility of the soil supplier & the developer to ensure that any imported soils meet an appropriate specification as a growth medium, both in terms of it's organic content & it's chemical quality; and that consequently imported material quality fell outside of the scope of the contamination condition.

I also indicated in that email that a "full discharge of condition 6, alongside condition no.7 (on application)" could (now) be supported.

In line with my previous comments, I recommend that c.7 of APP/12/00772 be discharged in full.

Mr. Jonathan Driver
Environmental Control Officer