

HAVANT BOROUGH COUNCIL
Town & Country Planning Act 1990
Consultation on Planning Application

MEMORANDUM

From:	Environmental Health	To:	Development Control
Our Ref:	DCS/EH/JPD/140623001	Your Ref:	[As Application Ref:]
Ext. No:	6677	Date:	23/06/2014

DC Case Officer: Sally Smith
Application Number: APP/14/00600
Site Address: Former Site of Havant Retail Park, Portsdown Hill Road, Havant
Proposed Development: Discharge of Condition No's 2, 4, 5, 7, 11, 15, 16 & 19 of Planning Permission APP/13/00266.

Observations / Comments:

I have had opportunity to review the Geo-Environmental cover letter dated 29th May 2014, Ref: GE9752/GR04/140529.

The letter makes reference to a supplementary ground investigation report Ref: GE9752-SGIR-140425, which has informed both the rationale for the selection of the preferred piling technique, and the spatial distribution of foundation types as shown on the plan provided. Geo-Environmental reference the planning condition related to penetrative piling, and make recommendation that both the letter & supplementary ground investigation be submitted to the LPA to support the discharge of the relevant condition (c.15).

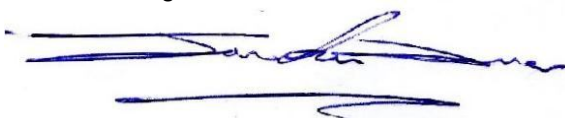
I agree with the conclusions of Geo-Environmental, that CFA piling is likely to be the most suitable method. I note however that only a brief description of a standard CFA pile construction is provided, and no detail is provided with respect to any special provisions (if any) in terms of concrete mix, any necessary additives, gas/vapour resistant seals/plugs, any need to employ clean drilling techniques through certain soil profile zones etc. Provision is similarly not expressly made with respect to consultation with- / notification of- / monitoring by- Portsmouth water with respect to the management of turbidity that might arise from piling activities.

It is anticipated that the supplementary GI document will provide additional technical detail, and an expanded rationale that considers the ground conditions (and potentially the soil gas regime etc.) encountered. It is considered that the decision to discharge c.15 should be made with due consideration of all available information.

Whilst I do not anticipate an issue with agreeing a CFA piling solution for some of the units at the site, I cannot support a discharge of condition 15 at this time – I would like to have sight of all relevant documentation (ideally, including the additional contamination investigation & soil gas results) before making a formal recommendation.

On this basis I would like to lodge a temporary objection to the discharge of c.15 pending submission of additional, relevant, extant information. It is expected that the applicant will be able to provide this information within the determination period for this application.

Best Regards,



Jonathan Driver
Environmental Control Officer