

HAVANT BOROUGH COUNCIL

Town & Country Planning Act 1990

Consultation on Planning Application

MEMORANDUM

From:	Environmental Health	To:	Development Control
Our Ref:	DCS/EH/JPD/141013001	Your Ref:	[As Application Ref:]
Ext. No:	6677	Date:	13/10/2014

DC Case Officer: Aaron Wright
Application Number: APP/14/01025
Site Address: 82A Jubilee Rod, Waterloooville PO7 7RE
Proposed Development: Outline application for removal of existing commercial buildings and construction of 4No. dwellings; comprising 1No. 4 bed detached town house and 3No. terraced 3 bed town houses. Approval access with all other matters reserved.

Observations / Comments:

I have briefly looked over the revised application documents, which are notably concise. This case has been allocated to Mr. Mark Moss for comment regarding noise, lighting, and any other possible nuisance issues.

The comments made here relate to Ground Contamination only, and should be read without prejudice to previous objections made with respect to unresolved noise concerns.

Little is known about the prior commercial use of the property; with respect to activities that might have been undertaken in the past, or to the contamination potential that might be associated with past use.

The site has been developed & re-developed several times since the first structure was built sometime between 1909 & 1932. This in its-self indicates that some made ground is likely to be present. The building known as #82 has been developed iteratively, and may have been used for several types of small scale industrial / commercial uses that could give rise to localised contamination.

The site adjacent (76 Jubilee Road) was investigated in 2004, and it was shown that soils were contaminated with fuel range hydrocarbons. Whilst some soil source removal works were undertaken in 2004, the remedial scheme also relied upon vapour protection & clean cover, and it is possible that contamination from that adjacent site could have impacted the subject site.

Given the above, it is considered prudent to confirm the risk status of the site as a requirement of any comprehensive redevelopment. If development control are minded to grant consent, I would request that the following conditions be applied:

Condition 1

Prior to the commencement of development approved by this planning permission, or at any other stage otherwise agreed in writing by the Local Planning Authority; a scheme to deal with the risks associated with potential ground contamination at 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.

1. An Desk Study & Preliminary Risk Assessment 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
2. A site investigation scheme based upon 1), appropriate to the scale of the site and the risks identified, to provide sufficient information for an 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 remediation or risk mitigation strategy based on these results giving full details of the measures required and how they are to be undertaken.
4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance of remedial measures, and arrangements for contingency action.

Any changes to these components require the express written consent of the local planning authority. The scheme shall be implemented as approved.

Reasons: *To ensure that no contamination sources exist or remain on the application site that may pose an unacceptable risk to future site users, offsite residential land uses, buildings, potable supplies or other services. This condition is in line with paragraphs 109 and 121 of NPPF, policies DM10 of the Havant Borough Adopted Core Strategy (2011) and DM17 of the Draft Local Plan (Allocations) 2012, and to the policies and proposals E1 of the Hampshire County Structure plan 1996-2011 (Review).*

Condition 2

No occupation of any part of the permitted development shall take place until a verification report demonstrating completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a “long-term monitoring and maintenance plan”) for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be implemented as approved.

Reasons: *To ensure that no contamination sources exist or remain on the application site that may pose an unacceptable risk to future site users, offsite residential land uses, buildings, potable supplies or other services. This condition is in line with paragraphs 109 and 121 of NPPF, policies DM10 of the Havant Borough Adopted Core Strategy (2011) and DM17 of the Draft Local Plan (Allocations) 2012, and to the policies and proposals E1 of the Hampshire County Structure plan 1996-2011 (Review).*

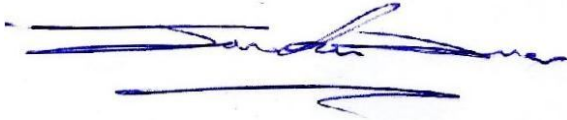
Condition 3

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The

remediation strategy shall be implemented as approved.

Reasons: *To ensure that no contamination sources exist or remain on the application site that may pose an unacceptable risk to future site users, offsite residential land uses, buildings, potable supplies or other services. This condition is in line with paragraphs 109 and 121 of NPPF, policies DM10 of the Havant Borough Adopted Core Strategy (2011) and DM17 of the Draft Local Plan (Allocations) 2012, and to the policies and proposals E1 of the Hampshire County Structure plan 1996-2011 (Review).*

Best Regards,



Jonathan Driver
Environmental Control Officer