[redacted]

Air Quality – New Road is a busy road and exceedances of national standards has previously been identified at the kerbside. AQ has since improved, but the latest public health advice deviates significantly from national standards and there is relevant policy with a 'health' focus. With this in mind, I note that the set-back of the proposed dwelling relative to the kerbside is not out of keeping with existing dwellings on the road link (e.g. no.15 New Rd); meaning that consenting it will not change the risk status of the road link for the purposes of local air quality management, and that occupants will not be placed at greater risk that the occupants of existing residential property. Consequentially, no objections would arise.

Contamination – I note the agent's account of the site history, and with reference to the historic maps, I would suggest that the account given is not accurate. The site has up to 3 prior boundary lines traversing it, alongside an access track to an L-shaped building that might be agricultural storage prior to the residential development, and was associated with a builders yard from at least 1961. Farm tracks are fairly notorious for placed contaminating material – metal, asbestos, coal, clinker, coal-tar derived macadam, etc. The boundary lines are also a risk for creosote & placed aggregates (clinker, etc.), and the builders yard is a risk factor, though a slightly ancillary one for this site, it would involve similar contaminants to the track/boundary (e.g. Lead, Zinc, Creosote/Coal-tar, Asbestos). I'd probably recommend that the shallow soil quality be confirmed, and any unsuitable material removed from site to prevent it being placed in soft-landscaped private amenity spaces. The standard conditions suite will do it;

Contamination (Standard – omitting EDS) [1]

Prior to the commencement of development hereby approved (other than any site clearance partial demolition and consequential works for the purpose of ensuring structural stability), an assessment of the nature and extent of contamination at the site, whether originating from within or outside the curtilage, shall be submitted to and approved in writing by the Local Planning Authority. The assessment shall be undertaken by competent persons, and the findings presented as a written report.

The assessment may comprise separate reports as appropriate, but unless specifically excluded in writing by the Local Planning Authority, shall include;

1) *Site investigation appropriate to both the previous & approved use of the site, to provide sufficient data and information to adequately identify & characterise any physical contamination on or affecting the site, and to inform an appropriate assessment of the risks to future occupants.*

2) *The results of an appropriate risk assessment based upon (1), and where unacceptable risks are identified, a Remediation Strategy that includes;*
   - *appropriately considered remedial objectives,*
   - *an appraisal of remedial &/or risk mitigation options, having due regard to sustainability, and;*
   - *clearly defined proposals for mitigation of the identified risks.*

3) *A verification plan providing details of the data that will be collected in order to demonstrate that the works set out any Remediation Strategy required under (2) are complete, identifying any requirements for longer-term monitoring of pollutant linkages, maintenance of engineered mitigation measures, and arrangements for contingency action.*

All elements shall be adhered to unless agreed in writing by the Local Planning Authority

Reason: *Contaminants may be present at the site as a result of previous land uses (&/or activities). In line with the objectives of policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011, DM17 of the Havant Borough Local Plan (Allocations) [2014], and paragraphs 189-191 of the National Planning Policy Framework 2023, to ensure that neither the development nor it's future occupants are placed at unacceptable risk from soil contamination"*

Verification (Standard) [2]

Prior to the occupation of any relevant part of the permitted development, any verification report required in accordance with ***condition [X]*** *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, and must demonstrate that site remediation criteria have been met. Where longer-term monitoring of pollutant linkages is identified as being necessary, the report shall clearly set out plans for monitoring, provision for maintenance, relevant triggers and contingency actions (a "long-term monitoring and maintenance plan").
The long-term monitoring and maintenance plan shall be implemented as approved.

Reason: *Contaminants may be present at the site as a result of previous land uses (&/or activities). In line with the objectives of policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011, DM17 of the Havant Borough Local Plan (Allocations) [2014], and paragraphs 189-191 of the National Planning Policy Framework 2023, to ensure that neither the development nor it's future occupants are placed at unacceptable risk from soil contamination"*

Best Regards,

Jon

Jonathan Driver
Environmental Control Officer

Havant Borough Council Environmental Health
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