

I've reviewed the site history and context for this one, and I note that whilst connected with the Premier Inn site, the application relates to demolition & construction works solely on the Rusty Cutter Site.

The Rusty Cutter building was constructed on greenfield land in ~1988; no site investigation/geotechnical reports are on file, but there is no reason to suspect that local contamination might have been present. Some limited investigation has been undertaken at the Premier Inn site, but it is light on detail in the areas that I would expect to be included in an investigation for comprehensive redevelopment of that land. The nearest source is filled ground in the base of the former chalk pit, some 115m to the north, and at an elevated position relative to the redline for this development. Given this, I don't see any need for contamination conditions, especially so given the conditions proposed by PWC & EH (nuisance & amenity); namely both a Construction- and a Demolition- Environmental Management Plan (CEMP/DEMP) and piling risk assessment (PRA), where proposed.

In terms of air quality, I note the use of traffic surveys from across the Whitbread estate and agree that they are likely to provide a better demand estimate than other commercial tools (TEMPRO). I also note that the restaurant use was more intensive in terms of trip demand (as would be expected), and that the proposed development will result in a net reduction in transport demand. Given it's trunk-road-adjacent position, I would expect customer trips to be weighted heavily toward the private motor car, notwithstanding the relative proximity to Bedhampton Station. Given this context alongside the current status of emerging conditions, I don't think it's necessary to push for any design enhancements under an 'emissions offsetting' brief, specifically for the/a reduction in fine particulates. I note that combustion-source space and water heating is to be avoided under the sustainability strategy, and I note the climate change consultees comments. I've nothing further to add to those.

No objections raised – no conditions proposed.

Best Regards,

Jon

Jonathan Driver
Environmental Control Officer

Havant Borough Council Environmental Health
Public Service Plaza, Civic Centre Road, Havant, Hants, PO9 2AX