

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

MEMORANDUM

From:	Environmental Health	To:	Development Management
Our Ref:	[No Ref]	Your Ref:	APP/24/00246
EH Case Officer Extn:	44 6677	Date:	22 July 2026
DC Case Officer:	Lesley Wells		
Application Number:	APP/24/00246		
Site Address:	Unit 1, Victoria Road, Waterloooville, PO7 7ET		
Proposed Development:	Outline application for the demolition of the existing bungalow and commercial building and the erection of 17 one- and two-bedroom apartments, together with refuse and cycle storage, car parking, and soft and hard landscaping.		

Observations / Comments:

Contaminated Land

Environmental Health commented on the preceding GEN's in 2020 & 2021, identifying potentially contaminating landuse from the <2008 planning archive.

The Ground & Water EDS has come to substantially similar conclusions based upon the historic mapping record and >2008 planning history. As EH did in '20/'21, The authors recommend a phase 2 Site investigation be undertaken, and (at sections 7.1—7.6) suggest a scope that I'd agree to be appropriate.

Accordingly, no objections subject to the following conditions;

Contamination (Standard – omitting EDS, Ph.2 SI based upon submitted EDS proposals) [1]

'Prior to the commencement of any specific phase of development approved by this planning permission (other than demolition, site clearance, or any other date or stage in development as may be agreed in writing with the Local Planning Authority), 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 may comprise separate reports as appropriate, but shall be undertaken by competent persons and unless specifically excluded in writing by the Local Planning Authority, shall include;

- 1) An intrusive site investigation based on the proposals outlined within section 7 of the Ground & Water Ltd. Phase I Desk Study (Ref: GWPR5150/DS/December 2022); 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 all identified receptors.*
- 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: *The site has previously been used for potentially contaminating commercial activity. Contaminants may be present on site which could potentially pose a risk to future occupiers of the site or to the local water environment. Investigation is required to ensure that the development does not contribute to-, and/or is not adversely affected by- unacceptable levels of contamination. This condition is in line with DM10 of the Havant Borough Local Plan (Core Strategy) 2011, DM17 of the Havant Borough Local Plan (Allocations) [2014], and paragraphs 187, 196 & 197 of the National Planning Policy Framework 2024*

Verification (Standard) [2]

*'Prior to the occupation of any relevant part of the permitted development, any verification report required in accordance with **condition [1]** 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: *The site has previously been used for potentially contaminating commercial activity. Contaminants may be present on site which could potentially pose a risk to future occupiers of the site or to the local water environment. Investigation is required to ensure that the development does not contribute to-, and/or is not adversely affected by- unacceptable levels of contamination. This condition is in line with DM10 of the Havant Borough Local Plan (Core Strategy) 2011, DM17 of the Havant Borough Local Plan (Allocations) [2014], and paragraphs 187, 196 & 197 of the National Planning Policy Framework 2024'*

I would expect the phase 2 report to propose a contamination watching brief (this is typical), and accordingly, I would be content for the condition proposed by the Environment Agency in its 14/06/2024 comments to be omitted.

Air Quality – development as receptor

No concerns arise.

Air Quality – development as source

See GEN/21/01069 for substantive comments. Given the status of the emerging local plan, it is considered that the Air Quality Policy is likely to carry limited weight at this time, and so no material comments are offered.

I would encourage the applicant to consider making sustainability and emissions core design considerations in order to maximise the quality of the development at this sustainable location.

Mr. Jonathan Driver
Environmental Control Officer