

# HAVANT BOROUGH COUNCIL

## Town & Country Planning Act 1990

### Consultation on Planning Application

#### MEMORANDUM

|                              |                                                                                                                                                                           |                  |                            |
|------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|----------------------------|
| <b>From:</b>                 | <b>Environmental Health</b>                                                                                                                                               | <b>To:</b>       | <b>Development Control</b> |
| <b>Our Ref:</b>              | PR202603-109659                                                                                                                                                           | <b>Your Ref:</b> | APP/23/00471               |
| <b>EH Case Officer Extn:</b> | 44 6677                                                                                                                                                                   | <b>Date:</b>     | 27/07/2026                 |
| <b>DC Case Officer:</b>      | Henrietta Owusu-Ansah                                                                                                                                                     |                  |                            |
| <b>Application Number:</b>   | APP/24/00939                                                                                                                                                              |                  |                            |
| <b>Site Address:</b>         | Land of North of Fire Station (Blue Star Land), Waterlooville                                                                                                             |                  |                            |
| <b>Proposed Development:</b> | West Waterlooville Developments (Grainger Plc) Ltd. Outline application for residential development up to 69 dwellings with access in detail. All other matters reserved. |                  |                            |

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#### Observations / Comments:

Comments here follow review of the documents listed below:

1. T&P Regeneration Ltd. - T&P Regen Ltd. Combined Ph.1 & Ph.2 Desk Study and Ground Investigation Report (Blue Star, Berewood, Waterlooville) [Re: P0841/CS-1725; 20-06-2023]
2. Mayer Brown PLC Air Quality Assessment (Blue Star Land, Berewood, West Waterlooville, PO7 7AH) [Ref\_GBlueStar(A)3.9rev3; Aug 2024]

I recognise that these proposals have been under application for some time, and it is a little unclear as to why the proposals have not been flagged for review previously for the subject areas of air quality and contamination. I understand that the application is under appeal for non-determination, related to the recommendation of other consultees for the application to be refused based upon access, mitigation of transport issues, and a lack of support for sustainable and active transport.

#### *Air Quality*

The conclusions of the report are broadly agreed. Given the status of local Air Quality Policy, the outline nature of the application under consideration, and the need to keep any new comments to a minimum; no specific air quality comments are offered at this time – it is sufficient to rely upon the prior comments and recommendations of Winchester CC and the Local Highways Authority for these purposes.

#### *Contamination*

Taken at face value, it would appear that the site investigation was favourable in its findings. However it is apparent that access was relatively limited at the time of investigation, meaning that perhaps the most relevant areas of the site were not examined in any detail.

There are also some slight oddities – in particular, I note that no samples from window/windowless sampler trial holes were scheduled for analysis, and that soil samples from trial pits were scheduled for a very comprehensive suite of tests, for no clearly identifiable or stated reason.

The latter was perhaps simply in the interests of robustness (rather than some undisclosed suspicion/rationale), but it has identified some unusual results. The samples were scheduled for a 'miscellaneous' suite, which principally comprises explosives.

I would ordinarily expect a site like this to return <LOD values for all congeners in this suite – but this report has identified 2,6,45-trinitrotoluene at quantifiable concentrations in 5 of 12 samples, across three separate locations. These locations are not obviously linked, and are not associated with the noted made soils at the site. If this were a single elevated result, I might lean towards a lab error being likely, but the number of samples in which this substance has been identified would suggest that it is present at the site. It's not necessarily a problem, but it is an anomaly which the report does not address.

The distribution of trial holes is relatively limited, with only one trial hole encountering made soil. Whilst the report does not attribute this to any expected feature; reference to historic aerial photography allows us to identify an access track and constructed hardstanding/improved ground covering an area of some 2700sq.m of the planning redline area. The trial hole that encountered 0.5m of Made soil is the only position which coincided with this feature, and unfortunately this position was a window sample (that wasn't scheduled for any chemical analyses).

Given the lack of free access to the site, that the hardstand area has not been sufficiently characterised, that the region of the site adjacent to the fire station has not been targeted, and that the available results have raised the unexplained presence of an explosive; I would agree the overall conclusion of the report (that an additional phase of investigation is warranted).

Accordingly, where the Council were minded to grant outline consent (or when making representation to the appeal); I would recommend the following conditions be applied;

#### **Contamination (Standard – omitting EDS, based upon submitted proposals) [1]**

*'Prior to the commencement of any specific phase of development approved by this planning permission (other than 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) A intrusive site investigation based on the proposals outlined within- the to supplement the findings of-, the T & P Regeneration Ltd Desk Study and Ground Investigation Report [Ref: P0841/CS-1725]; 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:** *To ensure that the development does not contribute to-, and is not put at unacceptable risk from- or adversely affected by-, unacceptable levels of contamination. The referenced site investigation has identified potential sources of contamination that it acknowledges have not been adequately investigated. This condition is imposed having due regard to policy DM10 (Havant Borough Local Plan (Core Strategy) 2011) and para. 187 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:** *To ensure that the development does not contribute to-, and is not put at unacceptable risk from- or adversely affected by-, unacceptable levels of contamination. The referenced site investigation has identified potential sources of contamination that it acknowledges have not been adequately investigated. This condition is imposed having due regard to policy DM10 (Havant Borough Local Plan (Core Strategy) 2011) and para. 187 of the National Planning Policy Framework 2024"*

**Mr. Jonathan Driver**  
Environmental Control Officer