

**Havant Borough Council
The Town and Country Planning Act 1990
Consultation on Planning Application**

**From : Executive Head of Planning and
Built Environment**

**To: Head of
Environmental
Health**

**DC Case Officer Mrs D Haywood Ext: 9244
6513**

**Date: 04 September
2019**

Application No. APP/19/00854

Site Address: 31A North Street, Emsworth, PO10 7DA

Proposed Development: Demolition of the existing factory offices and out-buildings and construction of 7No. Dwellings (consisting of 4No. 2 Bedroom Houses, 2No. 1 Bedroom Flats and 1No. 1 bed Coach House) with associated out buildings and parking.

I attach a copy of the above application that has been received under the Town and Country Planning Acts.

Any views you should wish to make should be returned to me no later than 25/09/2019.

Planning Services

**From: Head of Environmental
Health**

**To: Development Services
Manager**

I have reviewed the Primary Risk Assessment as prepared by RSK Environment Ltd Ref: 305019 R01 that concludes there is a moderate risk of harm from contaminants and recommends an intrusive site investigation.

Soil Contamination:

It is agreed that the most likely sources of contamination are from the historical use of the site (being a Smithy in the late 19th – early 20th Century; a builders yard in the mid 20th Century; and an engineering works in the mid 20th Century to present day) and the presence of former gas work sites within relatively close proximity. It is further agreed that all the relevant potential contaminants associated with the above mentioned sources have been acknowledged.

The proposed plans are for 7 residential premises some of which are proposed to have garden areas with exposed soil. The closest receptors would be the occupants

of the proposed dwellings, who would come into contact with any contaminants by direct contact (ingestion of soils, crops, or inhalation of gases) and permeation into water supply. Further afield, the occupants of neighbouring properties may be exposed in the event contamination is present in a mobile form. In addition, there is potential for corrosion of building materials and environmental harm based on the potential contaminants identified.

I agree broadly with the findings and recommendations RSK Environment Ltd have made for intrusive site investigations but would recommend the collection and analysis of a groundwater sample from the eastern half of the site to assess the potential migration of contaminants associated with the nearby gas works. As such we would recommend the following planning condition should the planning proposal be granted permission:

Before the development hereby permitted commences on the site (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;

- a) An intrusive soil survey of the site based on the survey recommended by RSK Environment Limited's, Primary Risk Assessment, Ref: 305019 R01; 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.*
- b) The results of a suitable and sufficient risk assessment of the technical findings shall be provided to the local planning authority.*
- c) Where unacceptable risk of harm to any receptor is identified, an appropriate scheme for decontamination of the site shall be submitted to the local planning authority in writing for their approval.*
- d) The approved scheme of decontamination shall be fully implemented, completed and verified to the satisfaction of the local planning authority before any residential unit hereby permitted is first occupied.*

Having due regard to policies DM10 of the Havant Borough Adopted Core Strategy [2011] and DM17 of the Havant Borough Local Plan (Allocations) [2014], the above conditions are recommended because contamination may be present at the site as a result of previous land uses and/or activities, both at the site & in the vicinity, that could pose a risk to future occupiers of the site, adjacent land and the local environment including watercourses.

Radon:

I have considered and agree with the assessment of the risk from radon made by RSK Environment Ltd and their conclusions. It is therefore not considered necessary to attach any conditions related to radon gas.

Mr Stephen Edmonds
Environmental Health – Havant Borough Council