

Consultee Comments for Planning Application APP/19/00807

Application Summary

Application Number: APP/19/00807

Address: 30 North Street, Havant, PO9 1PT

Proposal: Conversion of the existing ground floor Six Bells public house to a one-bedroom flat and a two-bedroom flat.

Case Officer: Lesley Wells

Consultee Details

Name: Consultee Environmental Health (Environment Team)

Address: Public Service Plaza, Civic Centre Road, Havant PO9 2AX

Email: EHEnvironment@havant.gov.uk

On Behalf Of: Environmental Health Manager, Community Group

Comments

I have reviewed the proposals and context of this development, with a view to considering the risk from contamination which arises by converting a low-sensitivity commercial property to a moderate* sensitivity private dwellings (*without private garden areas or significant soft landscaping).

A property has been present at the site of the Six Bells Public House since the earliest available mapping (1861). It is not clear whether the existing building is of this age, or whether the original building may have been replaced at some point between 1897 & 1909 (whereupon there was an apparent change coincident with the construction of new property at the current 36 & 38 North Street, and which may represent a replacement of no's 28-34).

Small scale contamination sources may occur at town centre locations which are capable of being significant to individual developments or residential units. These may arise from retail sale activities involving coal, paraffin, or other liquid fuels which were often sold by manual dispensing into customers own containers. Such uses are often not identified on maps and examples have been identified elsewhere within Havant Town Centre.

Redevelopment of other public houses in the district have identified significant deposits of made ground associated with former middens, which represents a further potential source at this site. Middens are however not typically located adjacent to the building, and I note that the available space on the plot would make the presence of a feature that could be significant to this development unlikely.

The greatest concern for this development would probably arise from previously unidentified below-ground bulk storage tanks located on adjacent property, and the associated risk from

vapour &/or the penetration of potable supply pipework by hydrocarbons. There is no specific indication that this may be likely, other than it's 'historic town centre' location.

I regard it to be possible that soils at the site could be affected to some degree by contamination arising either from prior uses of the building (it was first identified on maps as a public house in 1960, prior uses unknown), or from the use of adjacent buildings (prior uses unknown). However, it is recognised that the proposal does not involve any significant groundworks, that there is no significant unpaved garden area proposed, and that vapour risks are unlikely to be significant for inhalation pathways unless apparent by olfactory means.

In this way, whilst risks exist, they are considered likely to be acceptably low, and I am minded to conclude that requiring a proactive site investigation to confirm soil quality is probably disproportionate in this case.

I therefore offer no objections, and propose no conditions. I would however remind the applicant of the provisions of paragraph 178 of the current NPPF (that responsibility for a safe development rests with the developer), and that the Council expects the developer to appropriately investigate and address any suspicious ground conditions that may become apparent during the course of development (e.g. fuel or solvent odours associated with excavations or in the sub-floor void).

(JD)