

Consultee Comments for Planning Application APP/19/00539

Application Summary

Application Number: APP/19/00539

Address: 28 North Street, Havant, PO9 1PT

Proposal: Single storey rear extension to provide staff rest room and storage facilities.

Case Officer: Karen Wooden

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 looked up the planning history for the site in order to determine whether any potentially significant contamination sources may exist at the application address. Records indicate that landuses at, or in the immediate vicinity of the property have previously been used for motorcycle repair, and the sales of agricultural machinery, grain and supplies (where pesticides, soil conditioners and fuel storage would represent the greatest potential risks). A plan for 28A also makes reference to an 'interceptor' associated with the drainage system, which is indicative that oils or fuels may have been handled or sold from the property.

Plans do not provide any indication of a below ground storage tanks, or any other feature likely to give rise to gross contamination which might be of material relevance to commercial proposals. Whilst there is potential for contaminants to be present at the site which could be relevant for a contamination-sensitive landuse; it is considered that there is insufficient indication that gross contamination is likely to be present as to be reasonable to require proactive investigation for a development of this scale which does not materially increase the exposure risk at the property.

This notwithstanding, I am mindful that a culverted section of the River Lavant is present adjacent to the site, and that the property is not far from (and just up-gradient of-) the Source Protection Zone 1 for the public potable water supply. For this reason, and because the development does involve the undertaking of intrusive groundworks; it is considered prudent to place an informative on any positive determination of this application. Suggested wording as follows:

It is the responsibility of the developer to ensure that upon completion, the development is safe & suitable for its intended future use, and does not pose a risk to any external receptors. There remains some uncertainty with respect to the commercial history of this site, and it is possible that former commercial uses could represent a source of contamination. Contamination may become apparent during the course of development, for example during the installation of foundations, or

new below ground services. In the event that any discoloured soils or groundwater, oily sheens, fuel or solvent odours, or deposits / inclusions comprising fibrous or other obvious waste materials are encountered during works, construction should cease in that area of the site until an appropriate assessment of the nature and extent of the suspected contamination has been undertaken. Building Control should be notified immediately in the event that visual or olfactory evidence of suspected contamination is identified. Environmental Health should be notified of the nature of the contamination, and how that contamination is to be dealt with

(JD)