

HAVANT BOROUGH COUNCIL

Town & Country Planning Act 1990

Consultation on Planning Application

MEMORANDUM

From:	Environmental Health	To:	Development Control
Our Ref:	CONS/18/01694	Your Ref:	APP/18/00764
EH Case Officer Extn:	44 6677	Date:	03 September 2018
DC Case Officer:	Lewis Oliver		
DC Case Officer Extn:	44 6263		
Application Number:	APP/18/00764		
Site Address:	194-196 Dunsbury Way, Havant, PO9 5BG		
Proposed Development:	Change of Use from Residential Institution (Use Class C2) to End of Life Services (Use Class A1) (including exterior alterations and single storey rear extension) and the creation of a 2 bed apartment on first floor		

Observations / Comments:

I have reviewed the application, spatial records, and the planning history for the site. The planning record was checked as the site is identified on OS maps from the early 1960's as a Police Station, which is a risk factor for fuels storage and handling.

The planning archive confirms that the site comprised both domestic accommodation for police officers, and a 'sub-police-station'. There does not appear to have been a petroleum spirit storage for police vehicles, but the plans for HWU/5322/(X) & 123674/(X) identify a heating oil storage tank and a 17m below ground offset fill (typically higher risk for spillage than direct fill).

It appears that this fuel store was to serve a water/ space-heating boiler. There is a risk that petroleum hydrocarbons in the kerosene / diesel range may be present on site, alongside common fuel additives (e.g. naphtha). These are considered to represent a relatively low risk in the context of the proposed use, and are not considered to require investigation at this stage.

I am highlighting the presence of these former features for the benefit of the applicant - and to flag the risk on the public record. It may be necessary in future to confirm that the soil is not impacted by persistent petroleum hydrocarbons (e.g. upon change of use to a more sensitive landuse - e.g. residential accommodation with private garden area, or indeed upon any complaints from neighbouring properties about oily soils or fuel odours which could be considered sufficient to pose a risk to health).

It is understood that minimal work is proposed in the area of the former fuel tank, and that the location is to remain beneath hardstanding - possibly undisturbed.

I have no objection to the principle of development, and propose no conditions. I would however like to flag the developer's responsibility / liability under para. 178 of the NPPF, and would request that the following informative be placed on any positive determination granted in respect of this consent.

"It is the responsibility of the developer to ensure that upon completion, the development is safe & suitable for its intended future use. Landuse features have been identified at the development site which could be associated with soil contamination, which could in principle represent an unacceptable risk to the development or it's neighbours. Contamination may become apparent during the course of development, for example during the installation of new below ground services, or when accessing enclosed service ducts, cavities or voids. 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 be 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"

Mr. Jonathan Driver
Environmental Control Officer