

HAVANT BOROUGH COUNCIL

Town & Country Planning Act 1990

Consultation on Planning Application

MEMORANDUM

From:	Environmental Health	To:	Development Control
Our Ref:	CONS/18/02337	Your Ref:	APP/18/00943
EH Case Officer Extn:	44 6677	Date:	30 November 2018
DC Case Officer:	Rachael McMurray		
DC Case Officer Extn:	44 6546		
Application Number:	APP/18/00943		
Site Address:	Tournerbury Woods, Tournerbury Lane, Hayling Island		
Proposed Development:	Change of Use of land and woodland (retrospective) as a wedding venue, including retention of permanent ancillary buildings and structures, the erection of temporary structures (including marquees and temporary facilities) and the use of land as a campsite in association with events, and use of existing cottage for visitor accommodation.		

Observations / Comments:

I have reviewed the application documents, and the spatial context of the site. I note that the applicant land, including area coincident with the area identified as the 'primary venue area', was formerly used in the commercial production of bricks (Brick Fields / Brick Works, ~1870 to at least 1932). Map coverage in this area of Hayling is not comprehensive, so there is potential for operational dates to have extended well beyond the 1932.

Clay extraction was undertaken at the site, and milling, forming and firing processes are also associated with the site. The Contamination potential of this activity varies depending upon the grade of bricks produced, and both the methods and intensity of production.

The treatment of material extraction pits upon completion would also be a significant factor in the contamination potential - and in this regard I note that the evidence of the extent of excavations remains apparent within the existing topography. Investigations at similar sites have identified significant deposits of made ground within the base of an otherwise easily identifiable former pit - so topographic evidence of the pit should not in & of itself be taken as an indication of an absence of fill, but it does make formal landfill with household wastes (etc.) less likely, if only due to the limited available volume.

Elevated concentrations of contaminants are not unlikely to be present within the red-line area of this consent - particularly combustion residues (heavy metals, and PAH) and unspent fuel (Aromatic and Aliphatic Hydrocarbons).

It is however considered to be unlikely that the degree of contamination that might be present would represent an unacceptable risk to employees or visitors to the site under the existing / proposed landuse. Visitors exposure is transient, limited, and unlikely to include the same levels of interaction with soils as would be considered likely under a residential scenario.

Employee exposure profile would obviously be subject to similarly restricted exposures due to the nature of the work, and would be relatively tolerant of the likely contaminants due to factors linked to their employed status (particularly age, and consequently stage of growth / development, size & weight).

I am not particularly concerned with the potential for contamination under these proposals (the existing landuse), but would like this response to serve as a record that the Council is aware of the prior landuse, and that the degree of risk it represents is landuse dependent. Future applications for any development of change of use to a contamination sensitive landuse class (market garden, allotment, residential, education / care or leisure use for infants or children) may require a pro-active assessment (and or remedial / risk mitigation measures) to confirm that the land does not pose a risk to the health of future users.

On the basis of the above qualitative assessment, I have no adverse comments to make, and I propose no conditions relating to soil quality.

Further comment may follow under separate cover with respect to noise / light nuisance, hours of use, or in relation to catering arrangements - colleagues in both the Environment and Commercial teams have been allocated this case for review in these respects.

Best Regards,

Mr. Jonathan Driver
Environmental Control Officer