

HAVANT BOROUGH COUNCIL

Town & Country Planning Act 1990

Consultation on Planning Application

MEMORANDUM

From:	Environmental Health	To:	Development Control
Our Ref:	CONS/17/02222	Your Ref:	APP/17/01073
EH Case Officer Extn:	44 6677	Date:	28 November 2017
DC Case Officer:	David Eaves		
DC Case Officer Extn:	44 6549		
Application Number:	APP/17/01073		
Site Address:	260 London Road, Waterlooville, PO7 7HG		
Proposed Development:	Extension at first floor level to create 3No. 1 bed flats.		

Observations / Comments:

I have looked over the supporting information for this application, and would like to make some contextual comments relating to the site in general. I have no adverse comments in respect of these specific proposals, but feel that it would be beneficial to place a rationale for this on the public record, in the interests of consistency.

Contamination

Land now occupied by property known as 260 & 262 London Road was already developed land in 1867. OS map annotation in the vicinity refers to named properties as '...cottage', '...hotel', '...villa' & '...house'. The form of development is indicative of residential use, and a well is marked central to #262. Land in the area develops over time to a more commercial character, and from 1932 several buildings are associated with the application site, and land immediately adjacent to the rear (SE), of a form and density consistent with commercial use.

Land to the East is in use as a Garage from at least 1953, and the land was redeveloped to it's current form sometime before 1966.

I would conclude from these factors that contamination may be present at the site above background / natural levels, and that asbestos is likely to form part of the building fabric. If proposals were to come forward for a comprehensive redevelopment of the land, whether or not for a sensitive landuse, I would seek a ground investigation for the purpose of determining the degree of contamination and securing adequate remediation.

The current proposals are however for residential accommodation at first floor level only, with no soft landscaping proposals, and no significant groundworks. These proposals are considered to be inherently low risk and on this basis, I have no adverse comments to make as regards contamination.

Air Quality

Estimated ambient air quality in this area identifies high concentrations of NO_x/NO₂ (relative to elsewhere in the borough), and the A3/A3/Rockvill Drive junction is likely to represent a substantial local concentration of road traffic pollution emissions.

This segment of London Road is however lightly trafficked, estimated to carry <1,000 vehicles on the average day. I therefore have no concerns about emissions highly local to the development.

I do not anticipate air quality at the application site to be unacceptable, and for this reason have no adverse comment to make on grounds of air quality.

Mr. Jonathan Driver
Environmental Control Officer