

HAVANT BOROUGH COUNCIL

Town & Country Planning Act 1990

Consultation on Planning Application

MEMORANDUM

From:	Environmental Health	To:	Development Control
Our Ref:	CONS/18/00473	Your Ref:	APP/18/00196
EH Case Officer Extn:	44 6677	Date:	03 April 2018
DC Case Officer:	Tina Pickup		
DC Case Officer Extn:	44 6461		
Application Number:	APP/18/00196		
Site Address:	216 Stakes Hill Road, Waterloooville, PO7 5UJ		
Proposed Development:	Proposed Development: Two storey extension to existing care home for the elderly building with a single storey daylight room and additional car parking.		

Observations / Comments:

It is understood that Mark Moss has already provided comment as regards nuisance issues. I have reviewed the revised scheme to identify any aspects that may be material to planning policy in relation to either contamination or air quality.

The revised scheme does not appear to be significantly different to that put forward under APP/15/00361, in respect of it's relative risk of causing-, or placing occupants at risk of exposure to- pollution or contamination.

It has previously been noted that:

- The adjacent site was formerly occupied by Oaklands Farm complex extending to the North & Northwest from the Farmhouse at no. 216.
- Working Agricultural Yards are often associated with local on-site waste disposal, fuel contamination & other combustion residues, as well as possible pesticide/fungicide residues, particularly in respect of livestock farms (which may contain metallic compounds or arsenic, among other chemicals)
- The site of 218 Stakes Hill Road entirely encompasses a smaller parcel of land previously developed for what appears to be residential use, contemporaneous with Oaklands farm (both constructed between 1868 & in 1897.
- The extant building on the smaller plot (number 218) is a replacement dwelling, constructed between 1962 & 1966.
- Some Made ground is to be expected to be present on the site of 218 Stakes Hill Road in connection with it's redevelopment, but high-risk Asbestos containing materials are unlikely to be present within any made ground associated with the demolition of the original structure. Elevated lead might be expected associated with maintenance of-, and construction materials from- the older property.

- Asbestos may be present within the existing structure to be demolished (218). Asbestos within the existing building is considered to be a health & safety consideration, and not contamination. Fibres, materials or waste containing asbestos that are present within soils (i.e. within made ground deposits or topsoil) would be regarded as contamination.

It is acknowledged that the subject site is located around the residential portion of the Farm, with the working buildings being formerly located around 25m to the North (broadly corresponding to the plot of the extant 214 Stakes Hill Rd), and partially beneath the portion of the existing building that is to be retained.

I consider there to be a low probability of encountering significant contamination on the area of the site upon which the extension is proposed - i.e. the Southern portion of the current Oaklands site & 218 Stakes Hill Rd., though contamination could be significant within the context of this development if present.

I consider it to be appropriate to formally require the applicant to inform the LPA of-, and appropriately deal with-, any soils encountered that the applicant (or any consultants/contractors etc. acting on behalf of the applicant) suspects of representing contaminated ground.

I have no objections to the proposals subject to the inclusion of an appropriate condition to address the potential for contamination at the site, and if present, mitigate the risk to construction personnel, future occupants, and neighbours. Updated wording is proposed below - this does not substantially alter the requirements, and is largely aimed at improving clarity as to the actions that HBC expects the applicant (or their contractors) to take in the event that suspected contamination or shallow waste deposit is encountered.

If consistency with the prior consent is essential, the transfer of condition 4 of APP/15/00361 to this consent would be acceptable - however, for the benefit of the applicant, I would highlight that the steps outlined in the proposed condition (below) would however still form a reasonable guide to fulfilling the requirements of that condition in the event that contamination is encountered.

(Formal Duty to 'Watching Brief' for unexpected Contamination)

"In the event that suspected contamination (contaminated soil / groundwater, or any significant deposit of buried waste materials) is encountered during groundwork; works in affected areas of the site shall cease until a scheme to deal with the risks associated with the suspected contamination has been submitted to and approved in writing by the Local Planning Authority.

The scheme may comprise separate results/reports/statements as appropriate, but unless specifically excluded in writing by the Local Planning Authority, shall include;

- 1) Investigation in the vicinity of suspected contamination, sufficient to characterise it's nature, likely extent & mobility,*
- 2) An appropriate assessment of the risks to all receptors that may be affected, based upon 1), and;*
- 3) Where potentially unacceptable risks are identified by 2), a Remediation Strategy that includes appropriately considered remedial objectives and clearly defined proposals for achieving these, having due regard to sustainability*

All assessments, works, monitoring & other actions required by 1)-3) above (and B, below) shall be undertaken by competent persons, and the scheme shall be implemented as approved.

Prior to the occupation of any relevant part of the permitted development, EITHER of the following shall be submitted to the Local Planning Authority;

- A. A statement confirming that no suspected contamination was identified during development, OR;
- B. Documentation in accordance with 1)-3) above; together with a Verification Report (where appropriate) demonstrating that remediation objectives have been met.

Reason: Having due regard to policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework, there is a potential for contamination to exist at the site within made ground which could pose a risk to occupants”

Mr. Jonathan Driver
Environmental Control Officer