

HAVANT BOROUGH COUNCIL

Town & Country Planning Act 1990

Consultation on Planning Application

MEMORANDUM

From:	Environmental Health	To:	Development Control
Our Ref:	CONS/17/01848	Your Ref:	APP/17/00597
EH Case Officer Extn:	44 6677	Date:	03 October 2017
DC Case Officer:	Mrs Emma Chisnall		
DC Case Officer Extn:	6523		
Application Number:	APP/17/00597		
Site Address:	15 Bramley Close, Waterlooville, PO7 7SU		
Proposed Development:	First floor side extension over existing with increased decking to side and rear; cladding to new extension and front of dwelling; Juliette balconies to east elevation; installation of flue to south elevation; increased parking to front.		

Observations / Comments:

I have reviewed the application documentation, which is noted to be concise. I have also reviewed the spatial context of the site.

Contamination;

The property appears to have been built between 1961 & 1966 on the grounds of High Trees nursery gardens, in an area used as an orchard. No former structures coincide with the curtilage of the development plot, however a former above ground storage tank is noted to have formerly been present within 10m of the Northern Boundary of the property (material previously stored &/or dispensed is unknown) .

It is also noted that existing ground levels include substantial gradients, and also that previous levels have been shown on mapping with slopes in different positions. It also appears that a previous alignment of the Hermitage may underlie the property.

Made ground is anticipated to be encountered at the site, either as worked ground (cut & fill) or as imported fill (often waste materials, such as clinker, waste spoils, or construction & demolition wastes. Given the construction date, and the prior use of the land as an orchard, it is possible that some elevated concentrations of contaminants may exist within soils.

The scope of the application is not entirely clear, given the lack of a design or planning statement describing the proposed development. It may be that other than groundworks associated with the parking space and decking, works are generally restricted to building over an existing single storey ground floor footprint. Conversely, it is possible that alterations will require underpinning or the realignment of load-bearing walls, such that deep excavations may be required that risk encountering contamination (if present) below the topsoil.

Other than the possibility of disturbing contamination associated with made ground / sub-soils in connection with construction activity, the proposals do not materially alter the existing risk

profile of the site. I am mindful that the risks associated with the prior land use are not necessarily likely to be acute, and of proportionality relative to the scale of the proposals. Whilst the risks are not entirely negligible, a requirement for a pre-commencement intrusive site investigation would likely be onerous, and disproportionate to the development.

The principle risks are associated with possible fuel / hydrocarbons originating from the former storage tank, and asbestos containing materials or combustion residues that may be associated with imported fill materials as part of previous land level amendments). Any soil / material that could be deemed to be significantly contaminating should be reasonably obvious if encountered.

If you are minded to grant consent for these proposals, I would recommend that a watching brief be formalised by condition, requiring that any suspicious soil conditions encountered be reported to the Local Planning Authority, and appropriate actions taken. Suggested wording below;

Condition 1; Formalised Watching Brief

"In the event that suspected contamination (soil, groundwater or 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 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 policies DM10 of the Havant Borough Adopted Core Strategy [2011] and DM17 of the Havant Borough Local Plan (Allocations) [2014], Contamination may be present at the site as a result of previous land uses (&/or activities) that could pose a risk to future site occupiers."*

It should be noted that any actions required to be taken under the above condition should be proportionate - and may be as simple as determining the scale of any impacted soils through a series of hand dug pits, and removing / disposing of any visibly impacted material. There are not expected to be any acute risks at the site (e.g. to construction workers).

If in doubt, this office is well placed to provide initial advice, and would likely be willing to visit the site upon notification of suspicious (e.g. stained) soils, in order to provide advice as to the appropriate scope of subsequent actions.

Other issues

The applicant should be aware that Environment Agency consent is required for any works within 8m of a main river. It is not entirely clear whether the current proposals fall within this distance or not, but it would appear at least possible, particularly with reference to the additional parking space.

The applicant should also take care to ensure that contaminated runoff (including runoff with a high sediment loading, or including any domestic cleaning products) is prevented from entering the Hermitage - both during construction, and during normal use of the completed development (again, with particular reference to the drainage of the extended parking area, to prevent automotive fluids or washwater polluting the freshwater habitat)

Mr. Jonathan Driver
Environmental Control Officer