

HAVANT BOROUGH COUNCIL

Town & Country Planning Act 1990

Consultation on Planning Application

MEMORANDUM

From:	Environmental Health	To:	Development Control
Our Ref:	CONS/17/01270	Your Ref:	APP/17/00420
EH Case Officer Extn:	44 6677	Date:	27 June 2017
DC Case Officer:	Rachael McMurray		
DC Case Officer Extn:	44 6546		
Application Number:	APP/17/00420		
Site Address:	181-183 Havant Road, Hayling Island, PO11 0LR		
Proposed Development:	Change of use of car wash to ancillary A1, single storey extension to north elevation, external alterations to existing and extended unit, installation of 3No. air conditioning condenser units to rear of converted unit and provision of 4No. new car parking spaces.		

Observations / Comments:

Air Quality / Traffic Impact

I note that some resident objections have referred to traffic impact. In terms of traffic trends, the levels of traffic on the A3023 are broadly static, with representative figures for the Havant Road showing a 6% decline in traffic between 2000 & 2016, and a 1% decline over the past years. In this context, I am not particularly concerned about contributions to traffic growth from a development such as this.

From an air quality perspective, the siting of the Greggs store at the petrol filling station is likely to increase opportunities for linked / combined trips, and is likely to be frequented by pass-by trips from vehicles already on the road network. The net traffic increase is considered likely to be negligible, and the co-location of these retail uses is considered to be compatible with Policy DM11.

Localised Highway safety / congestion issues are another matter, but given position of access egress roads, visibility splays are good, and it is not considered likely that an excessive increase in queuing is likely to result from the addition of an ancillary use, and the additional turning movements associated with southbound pass-by traffic making use of the 'food-to-go' outlet. I have no adverse comments to make on air quality grounds.

Contamination

The Petrol Filling Station is a potential source of Contamination, and the Harbour environment is of considerable ecological importance, and therefore is particularly sensitive to contamination.

Whilst during a recent complaint relating to fuel odour did not identify any bulk or chronic release from below ground tanks at the site, it remains a possibility with petrol filling stations of this age that soil contamination could have occurred either through surface spillage, though a drainage system vector, or as a direct release from compromised, damaged, or otherwise

leaking pipework, pumps or tanks. There are some construction works associated with the development of the ancillary store unit, and there is therefore a possibility that contamination could be encountered during implementation.

There is no objection to the principal of development, however as the proposals involve the breaking of ground and installation of foundations, it is appropriate (given the source potential, and environmental sensitivity of the site) to seek to formalise the duty of the applicant & site operator to ensure that the development does not cause pollution (e.g. through the mobilisation of contamination). Given the low sensitivity of the development, and the continued use of the site for retail fuel sales, it would not be proportionate to require a confirmatory site investigation. I would request therefore that condition be applied to any consent granted to ensure that any suspicious soil conditions encountered during development are appropriately assessed, and that any identified contamination is responsibly dealt with - mitigating its potential off-site impact. Suggested wording below:

[Contamination 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 its 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, DM17 of the Havant Borough Local Plan (Allocations) [2014], and the National Planning Policy Framework, there is a potential for contamination to exist at the site could pose a risk to sensitive off-site receptors (particularly the ecology of the protected harbour habitats)"*

Mr. Jonathan Driver
Environmental Control Officer