

HAVANT BOROUGH COUNCIL

Town & Country Planning Act 1990

Consultation on Planning Application

MEMORANDUM

From:	Environmental Health	To:	Development Control
Our Ref:	CONS/17/02271	Your Ref:	APP/17/01189
EH Case Officer Extn:	44 6677	Date:	01 December 2017
DC Case Officer:	David Eaves		
DC Case Officer Extn:	44 6549		
Application Number:	APP/17/01189		
Site Address:	The Swan, Jessie Road, Havant, PO9 3TH		
Proposed Development:	Construction of 3no. 2 bed terraced dwellings with associated accesses, car parking and amenity space following reconfiguration of existing Swan Inn access, car park and beer garden.		

Observations / Comments:

I have reviewed the application documents. I understand that Laurent has already provided comment with regards to noise - comments here relate to contamination & pollution (inclusive of noise), and should be read in conjunction with Laurent's response.

Land Contamination

It appears that the Swan Public House was built on greenfield land near Newbarn (Agricultural Premises) between 1952 & 1957. There were no specific prior contaminative uses of the land, and it stands some distance away from the former agricultural use (around 20m). Given the construction date, asbestos containing materials are likely to have been used in the construction of the Swan & the surrounding houses.

Any construction & demolition related waste (e.g. hardcore under paths or vehicle parking areas etc.) could be contaminated with asbestos containing materials or free fibres, if contemporaneous. Similarly, made ground associated with nearby agricultural use could represent a contamination risk. The risks to the development are considered relatively low, such that it would probably be disproportionate to require a full site investigation. I do however recommend that works proceed under a formalised watching brief for materials that may be deleterious to health (e.g. materials suspected of containing asbestos - fragments of cement sheeting or insulation board). Suggested wording overleaf.

Condition 1 - 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 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 the National Planning Policy Framework, and to policies DM10 of the Havant Borough Adopted Core Strategy [2011] and DM17 of the Havant Borough Local Plan (Allocations) [2014], there is a potential for asbestos containing materials to be present within shallow made ground which could pose a risk to both groundworks staff, and to future occupants"*

Noise Exposure

I also note from Dwg: No. 17.2292.100 rev P3 (proposed site layout) that there appears to be shown a 1.8m high close board fence segregating a parcel of land to the rear of the Swan PH from both the pub garden (West) and the proposed residential gardens (East). The feature is positioned approximately central to the Eastern 'wing' of the Swan.

This parcel of land doesn't appear to be associated with the development, and may be intended to serve a residential unit associated with the Swan (e.g. a garden to the proprietor's accommodation), or another purpose for which planning consent is not required (e.g. storage). The intended use of this segregated land parcel is likely to be material to the application with respect to assessing likely noise disturbance to residents of the proposed dwellings (from the pub garden), which I am aware is an issue that Laurent has already expressed concern about.

The status & nature of this feature should be confirmed with applicant prior to determining the application. It is relevant if the land is not to be used as pub garden, but also if intended as a storage / yard / utility area, the activities the land is to serve are relevant as these may be material to acceptability of adjacent residential units with respect to noise (e.g. glass bin area, empty barrels etc.).

Air Quality / Drainage

No concerns

Mr. Jonathan Driver
Environmental Control Officer