

HAVANT BOROUGH COUNCIL

Town & Country Planning Act 1990

Consultation on Planning Application

MEMORANDUM

From:	Environmental Health	To:	Development Control
Our Ref:	CONS/17/01300	Your Ref:	APP/17/00613
EH Case Officer Extn:	44 6677	Date:	03 July 2017
DC Case Officer:	Tina Pickup		
DC Case Officer Extn:	44 6461		
Application Number:	APP/17/00613		
Site Address:	Newtown House Hotel, Manor Road, Hayling Island, PO11 0QR		
Proposed Development:	Erection of 3No. 2 bed dwellings with associated landscaping and car parking. Erection of bin and cycles stores. (Resubmission).		

Observations / Comments:

Contamination

I have reviewed the application against the available spatial resources. In terms of background information & context, I would draw your attention to Environmental Health consultation response to APP/15/00215, within which the broad history of the site is outlined, along with a description of some potential sources of low level contamination that could potentially be significant to a contamination sensitive receptor within a limited averaging area.

This application differs to 00215 in that it is residential in nature, including private garden areas of limited size (i.e. representing a small averaging area, increasing the likelihood that any contamination that may be present in a localised hotspot would be significant within the context of the plot, and therefore to the future occupants).

The application site corresponds to an area of the site that was used as an orchard from <1867 until around 1910 (approximately). The site may have been commercially productive during the period of this use. Commercial orchards can have associated contamination, largely due to the intensive use of ground improvers and pesticides / herbicides - particularly prominent at apple orchards. Contaminants may include clinker, ash, arsenic and other persistent metallic substances.

The proposed plots have 2 bedrooms and private garden areas, being suitable for small family accommodation, and therefore considered to be contamination sensitive. The relatively limited garden areas increase the likelihood future occupants being exposed to any elevated contaminants, and therefore increases the potential for any contamination present to be significant in health terms.

I have no in-principle objection to the proposals, subject to a standard suite of CL conditions being applied to any consent granted. The desk study element is likely to be less important given the history of the site (and the likely availability of informative records, or lack of it), and so I would recommend the applicant implement a relatively limited general Phase 2 investigation in

the first instance in order to risk screen the site based upon some empirical data. A thorough & comprehensive site investigation is not expected to be necessary unless a preliminary investigation identifies a significant source / risk.

Suggested Condition wording below:

Contamination (Standard – omitting EDS) [1]

Prior to the commencement of development hereby approved (other than any site clearance partial demolition and consequential works for the purpose of ensuring structural stability), an assessment of the nature and extent of contamination at the site, whether originating from within or outside the curtilage, shall be submitted to and approved in writing by the Local Planning Authority. The assessment shall be undertaken by competent persons, and the findings presented as a written report.

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

- 1) Site investigation appropriate to both the previous & approved use of the site, to provide sufficient data and information to adequately identify & characterise any physical contamination on or affecting the site, and to inform an appropriate assessment of the risks to future occupants.*
- 2) The results of an appropriate risk assessment based upon (1), and where unacceptable risks are identified, a Remediation Strategy that includes;*
 - appropriately considered remedial objectives,*
 - an appraisal of remedial &/or risk mitigation options, having due regard to sustainability, and;*
 - clearly defined proposals for mitigation of the identified risks.*
- 3) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the Remediation Strategy (2) are complete, to include consideration of contingency action.*

All elements shall be adhered to unless agreed in writing by the Local Planning Authority

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 both previous land uses (&/or activities) that could pose a risk to future residential occupants.*

Verification (Standard) [2]

*Prior to the occupation of any relevant part of the permitted development, any verification report required in accordance with **condition [1]** shall be submitted to and approved in writing by the Local Planning Authority.*

The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan, and must demonstrate that site remediation criteria have been met. Where longer-term monitoring of pollutant linkages is identified as being necessary, the report shall clearly set out plans for monitoring, provision for maintenance, relevant triggers and contingency actions (a "long-term monitoring and maintenance plan").

The long-term monitoring and maintenance plan shall be implemented as approved.

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 both previous & current land uses (&/or activities) that could pose a risk to future site occupiers.*

Air Quality

I have no concerns regarding the exposure of future residents to poor air quality. I similarly have no concerns about the air quality impact of the proposed development, which within the context of the wider road network & identified traffic trends is likely to be negligible. No adverse comment.

Mr. Jonathan Driver
Environmental Control Officer