

HAVANT BOROUGH COUNCIL

Town & Country Planning Act 1990

Consultation on Planning Application

MEMORANDUM

From:	Environmental Health	To:	Development Control
Our Ref:	CONS/17/00582	Your Ref:	APP/17/00187
EH Case Officer Extn:	44 6677	Date:	17 March 2017
DC Case Officer:	Bee Crawford		
DC Case Officer Extn:	44 6514		
Application Number:	APP/17/00187		
Site Address:	11 Bath Road, Emsworth, PO10 7EP		
Proposed Development:	Single storey rear extension; pitched roof to front porch; removal and replacement of existing roof tiles; addition of rooflight to northern (side) elevation; removal of existing chimney, erection of GRP chimney with brickslips.		

Observations / Comments:

I have reviewed the location / block plan & proposals with reference to the Councils own spatial records in order to assess the contamination risk at this site.

There are potential contamination sources located within 75m of 11 Bath Road, represented by a Telecommunications Exchange (Telex) adjacent to the Western Boundary of the property, and a Depot use approximately 60m to the North.

Both of these landuses can be associated with hydrocarbon & metals contamination, the former also with PCB compounds.

Looking at the site history, it is apparent that the property at no. 11 Bath road is likely to pre-date the Telex by several years (property built 1914-1931, Telex constructed sometime after 1932, and before <1952). It is considered unlikely therefore that bundles of oil-insulated cable (etc.) would be present within the curtilage of site.

Local superficial geology could in theory permit the migration of contamination present as a result of the depot use to the north, and it would be reasonable to expect migration in a southerly direction. The site is of small scale however, and any fuel release would need to be fairly substantial in order to be reasonably likely to traverse a distance in excess of 50m - it is arguably likely that any such release would be evident in the form of a periodic emergence of visible sheen on the NE region of the Mill Pond.

It is considered that there is a Low contamination risk to 11 Bath Road associated with the Telex. In the unlikely event that this risk is manifest, it would likely to be relatively localised to the affecting west of plot (garden area) and is unlikely to present within the extents of the proposed extension.

The presence of a degree of elevated concentrations of contaminants is not impossible at 11

Bath road, but is considered unlikely that any related impact would be significant if not readily apparent (e.g. by visual or olfactory means).

It is concluded that the risk is sufficiently low as not to require any proactive investigation, and likely to be sufficiently distant from the proposed groundworks as to represent a negligible risk of encountering any contamination impacted soils associated with the identified sources. I have no specific concerns in respect of either the existing landuse, or this development proposal.

This consultation response serves as a public record of the Councils awareness of these potential sources, and the rationale for the qualitative dismissal of the risks to this property.

No adverse comments, and no conditions / informatives are proposed.

Mr. Jonathan Driver
Environmental Control Officer