

HAVANT BOROUGH COUNCIL

Town & Country Planning Act 1990

Consultation on Planning Application

MEMORANDUM

From:	Environmental Health	To:	Development Control
Our Ref:	CONS/17/00050	Your Ref:	APP/17/00003
EH Case Officer Extn:	44 6677	Date:	25 January 2017
DC Case Officer:	Mr L Oliver		
DC Case Officer Extn:			
Application Number:	APP/17/00003		
Site Address:	Bedhampton Social Hall, 21 Bedhampton Road, Havant, PO9 3ES		
Proposed Development:	Single storey extension to south elevation to create new bar and storage area.		

Observations / Comments:

I note that the Social Hall was developed relatively recently under application 99/53571/003, as a revised scheme to full plans put forward in 1990. Further applications in are recorded in '04 & '05.

I have not found any reference to Contamination being identified material issue, nor to any suspected contamination impacted soil identified during construction. Whilst a construction date >1999 increases the chances of any readily identifiable contamination encountered during original construction being appropriately dealt with, it would similarly not be unusual for such discoveries to be ignored.

The Social Hall site is adjacent to a garage use. From its configuration and development pattern, activities at the garage likely comprised a range of services including the retail sale of fuels, workshop / service / repair, non-fuel retail and wash facilities.

It appears possible that 2 tank farms may be (or have been) present on the garage site the facility is shown with single forecourt canopy in '59, and an additional large central canopy in '73.

The application site is close to potential sources of contamination on the garage site, sharing a boundary, and being <25m from a probable tank farm location. The prevailing superficial (head) deposits tend to be locally variable, representing a potential vector for migration to reach the application site. It is recognised that both superficial & bedrock geology are clayey, meaning that the attenuation potential of soils should be reasonable and potential migration distances could be limited as a result.

Locally gravelly deposits cannot be ruled out however, and migration along service ducts is also a plausible migration route. An adverse contamination impact to the application site cannot therefore be ruled out.

The existing Community Centre / Social Hall use is considered to have a relatively low contaminant sensitivity, characterised by either occupational or occasional exposures, infrequent exposures for persons under 6 years of age, and little non-occupational activity within

landscaped areas. Similarly, the current proposal is noted to be minor, and an augmentation of the extant use.

Contamination originating from outside the curtilage is relevant (would be a material consideration) to this site in the event of a comprehensive redevelopment of any type, and similarly to any proposed residential conversion.

I do not consider it to be proportionate to consider the potential for Ground Contamination to be material within the scope- & at the scale- of these proposals. For these reasons, I have no adverse comment to make in respect of these proposals.

This consultation response is intended to serve to flag contamination as a material matter for this site upon change of use to a land use of increased sensitivity, or indeed upon comprehensive redevelopment (for the purpose of quantifying the risks and ensuring that there is certainty in future developments being safe & suitable for use).

No conditions are proposed, however I would recommend that an informative be placed upon any consent granted, as follows:

"It is the responsibility of the developer to ensure that upon completion, the development is safe & suitable for its intended future use. There remains uncertainty with respect to the commercial history of this site, and it is possible that former activities at or adjacent to the site could represent contaminating landuses. Contamination may become apparent during the course of development, for example during the installation of new below ground services, or when accessing enclosed service ducts or voids. In the event that any discoloured soils or groundwater, oily sheens, fuel or solvent odours, or deposits / inclusions comprising fibrous or other obvious waste materials be encountered during works, construction should cease in that area of the site until an appropriate assessment of the nature and extent of the suspected contamination has been undertaken. Building Control should be notified immediately in the event that visual or olfactory evidence of suspected contamination is identified. Environmental Health should be notified of the nature of the contamination, and how that contamination is to be dealt with"

Mr. Jonathan Driver
Environmental Control Officer