

HAVANT BOROUGH COUNCIL

Town & Country Planning Act 1990

Consultation on Planning Application

MEMORANDUM

From:	Environmental Health	To:	Development Control
Our Ref:	CONS/22/01354	Your Ref:	APP/22/00396
EH Case Officer Extn:	44 6677	Date:	06 September 2022
DC Case Officer:	Selina Donophy		
DC Case Officer Extn:	6698		
Application Number:	APP/22/00396		
Site Address:	2 Four Keys House, 128 Elm Grove, Hayling Island, PO11 9EH		
Proposed Development:	Prior Approval for development consisting of a change of use of a building and any land within its curtilage from Class E (commercial, business and service) to Class C3 (dwellinghouses).		

Observations / Comments:

The construction date for this property is thought to be 1971/1972, as a replacement for a retail shop and outbuildings (i.e. the site was brownfield in 1971). I have not identified from available records any previous potentially contaminating landuses having been associated with the site or with immediately adjacent land.

The build-date for this property suggests that Asbestos Containing Materials (ACM) are likely to have been used in the original construction, and within in the construction of the building it replaced. These materials may have been disturbed during prior alterations and could be present at the property as buried demolition wastes within topsoil / made ground under hard-standing or within landscaped areas.

It is recognised that the proposed scheme does not include any external private amenity spaces, and the development is likely to comprise internal & above-ground works only. Similarly, I note that the form of the development, being a single-bedroomed ground floor residential unit lacking in meaningful defensible space, is unlikely to attract the most contaminant-sensitive occupants, e.g. a family with infants). As such, whilst it might be expected that construction-related contaminants are likely to be present in soils within the curtilage of the development land, their disturbance during development is unlikely, and the risk of occupants becoming exposed to any such contaminants during their tenure is negligible.

ACM within the building is a safety hazard, to which health & safety- (and upon occupation, housing-) legislation applies. I therefore have no comments to make as regards asbestos within the fabric of the building other than to flag it as a both a risk & a liability (which the applicant will need to consider &/or manage during the course of internal works, in accordance with the Building Regulations).

No adverse comments in respect of contamination.

Mr. Jonathan Driver
Environmental Control Officer