

HAVANT BOROUGH COUNCIL

Town & Country Planning Act 1990

Consultation on Planning Application

MEMORANDUM

From:	Environmental Health	To:	Development Control
Our Ref:	CONS/22/00268	Your Ref:	APP/21/01370
EH Case Officer Extn:	44 6677	Date:	01 June 2022
DC Case Officer:	Mrs L Weaver		
DC Case Officer Extn:			
Application Number:	APP/21/01370		
Site Address:	Unit 3, Station Approach, North Street, Emsworth, PO10 7PW		
Proposed Development:	Proposed demolition of existing single storey warehouse and replacement with a new two-storey warehouse.		

Observations / Comments:

Ground Contamination

I have briefly reviewed the application documents and can confirm that I would agree with the design & access statement text under the 'Land Contamination' section. No further investigation of soils at or underlying the site is considered necessary - see comments made under an application for pre-planning advice (GEN/21/00892) for rationale.

Air Quality

The design & access statement highlights that the quantum of development would marginally exceed the 1000m² NPPF threshold for major development, and so the LP2036 Air Quality policy E23 would have applied to this development (current local plan status notwithstanding).

Given the inherently sustainable location of the development, it's purpose to modernise a thermally inefficient structure, and the quantum of additional floorspace; I would consider the photovoltaic installation to be a reasonable & proportionate response to the policy aim to offset the emissions associated with new or intensified land use. If the aims outlined within the covering letter to the application are achieved (business aggregate electricity demand met by local aggregate generation, and elimination of oil-fuelled space & water heating), it can reasonably be expected that a reduction in local emissions should be achieved in real-terms.

Construction Impacts

I understand that my colleague, Mark Moss, has addressed construction impacts. The applicant has highlighted the presence of asbestos within the existing structure. I would recommend that applicant commission an asbestos survey to identify asbestos removal tasks that require specially licenced practitioners/contractors. Where non-licensable work is undertaken professionally by a non-specialist contractor, particular attention should be paid to the dust control provisions of the CEMP required by condition 4 (proposed in consultation response ref CONS/22/00268, 14/03/2022). It may be appropriate for the CEMP to make

specific provisions for asbestos both as 'other airborne pollutants' (4.d.) and as a waste-stream.

Conclusions

No objections arise. No additional conditions are proposed.

Mr. Jonathan Driver
Environmental Control Officer