

HAVANT BOROUGH COUNCIL

Town & Country Planning Act 1990

Consultation on Planning Application

MEMORANDUM

From:	Environmental Health	To:	Development Control
Our Ref:	CONS/21/02133	Your Ref:	APP/21/00248
EH Case Officer Extn:	44 6677	Date:	08 July 2021
DC Case Officer:	Tina Pickup		
DC Case Officer Extn:	44 6461		
Application Number:	APP/21/00248		
Site Address:	19 London Road, Widley, Waterlooville, PO7 5AS		
Proposed Development:	Change of use of ancillary storage building to coffee shop.		

Observations / Comments:

Ground Contamination

The development land is a former petrol filling station (petroleum retail) site, considered to be a potentially contaminative landuse.

The proposed development is not considered to materially alter the risk profile of the site (i.e. exposure of employees to contaminants, predominantly via vapour pathways). Whilst contamination exposure standards do apply to adults of working age, benchmarks are relatively high for petroleum- & diesel- range hydrocarbons and lubricants. In practice, vapour likely to be regarded to be significant to a commercial landuse would be detectable by visual & olfactory means.

In respect of proportionality, whilst the site does represent a risk to future employees, and that the risk is probably marginally greater to employees staffing a coffee shop (relative to a car wash business, involving a significant degree of outdoor work), it is nevertheless considered to be disproportionate to the nature and scale of the development to require a proactive investigation of ground conditions. This is especially so given that the proposals only require works internal to the building.

No objections, and no conditions proposed in respect of ground contamination / contaminated land exposure risk.

Pollution

I note that the photographs submitted with this application show a significant volume of liquid product storage. These comprise small volume units probably all <30L, but some are noted to be marked with corrosive and flammable hazard labels.

As an observation, I would note that the application does not explain either i) why there is no longer a need for this storage space to support the extant business use, or ii) what alternative secure storage provision is to be made to store these potentially hazardous / hazardous liquid chemical products. I would consider it a prerequisite of demonstrating that the development can be accommodated on this site to explain how the needs of the extant business will continue to be met in a safe & sustainable way (i.e. without increasing pollution risk, for example through

insecure storage of liquid which risks release through attempted theft, collision or accident)

The environmental risk is predominantly via drainage system vectors, and it is acknowledged that the site drainage benefits from a traditional interceptor unit which is connected to the public foul water sewer. For this reason, I do not raise a formal objection, but rather raise an observation for development management to consider as a general planning matter.

Mr. Jonathan Driver
Environmental Control Officer