

Consultee Comments for Planning Application APP/16/01129

Application Summary

Application Number: APP/16/01129

Address: Manor Farm Sheds, Manor Farm, Manor Road, Hayling Island, PO11 0QW

Proposal: Change of use from agricultural building to a flexible use (within classes A1, A2, A3, B1, B8, C1 or D2) subject to prior approval covering flooding, highways and transport issues, noise impact and contamination risks on site.

Case Officer: Bee Crawford

Consultee Details

Name: Consultee Environmental Health (Environment Team)

Address: Public Service Plaza, Civic Centre Road, Havant PO9 2AX

Email: EHEnvironment@havant.gov.uk

On Behalf Of: Environmental Health Manager, Community Group

Comments

I have reviewed the environmental context of this application site. I note that the existing site has been in use for agricultural purposes since the earliest available mapping (1879). The modern site is associated with various tanks / silos etc., and historically the site has been associated with excavations that are likely to now represent made ground (e.g. saw pits), historically being not atypical for such features to be utilised for disposal of waste when they were no longer required.

Farm complexes are generally associated with contamination of various types that are associated with the operation of machinery, and the storage and handling of potentially contaminating products, including pesticides / herbicides, fuels, soil conditioners, waste materials, timber treatments etc.. In this way, the site is regarded as being likely to have elevated contaminants within soils around the wider complex, probably limited to relatively localised areas close to where the source material was handled, or (potentially contaminating) activity undertaken.

I note that the flexible use includes only commercial uses, with no proposed use class being regarded as having particular sensitivity to contamination (i.e. over and above the existing commercial landuse). Even A3 & C1 uses have a risk profile characterised by low public / customer exposure, and therefore risk would likely be judged on a commercial use basis (i.e. risk to employees) unless foodstuffs were produced locally on site (close to the farm complex) for public consumption. This is essentially an equivalent risk profile to that for the existing use.

It would appear that no groundworks / major redevelopment is proposed which might expose or mobilise contamination, or otherwise alter the risk status of the land & buildings. Similarly, there is no reason to expect that gross contamination by acutely hazardous substances is likely - obviously in the absence of empirical data this cannot be entirely ruled out, but a risk judgement as to the

likelihood of such contamination being is considered to be both reasonable & defensible.

It is worth noting that Environmental Health would seek confirmation of soil conditions in the event of a change in the risk status of the site (i.e. introduction of contamination sensitive receptors / occupants etc.), or any comprehensive redevelopment (comprising groundworks likely to disturb or mobilise contamination / a form of development likely to prevent future access to a contamination source which could reasonably be expected to be present). If unacceptable risks are identified, remediation or risk mitigation would also be required in connection with that future redevelopment / change of use.

Within the context of this application however, and on the basis of the above; I do not consider it reasonable to require a site investigation as a condition of the proposed change of landuse status; or indeed to recommend refusal of this application (i.e. require formal planning consent) on grounds of contamination risk. I therefore offer no adverse comment.

Jonathan Driver (Environmental Control Officer)