

The proposed approach to the demolition of the existing buildings and structures on the application site are set out below. *All the demolition works are to be undertaken by a demolition contractor in compliance with the relevant Code of Practice for demolition.*

Initially, a series of preparatory tasks will be undertaken to ensure that the buildings are safe to be demolished. These include:

- *The disconnection of all services to the property; and*
- *The stripping out of all fixtures, fittings, partitions, suspended ceilings, flooring etc. which will be recycled or sold on if surplus to requirement.*

Once the site has been made safe, demolition will commence, based on the following actions:

- Demolish buildings using traditional systematic removal of the structure;
- All debris arising from the demolition will be segregated and processed on site as part of the demolition process as recyclable and non-recyclable. Segregation of the material will consist of glass, timber, scrap metal (ferrous and non-ferrous), plasterboard and masonry along with general debris.
- *Grub up hard standings, footings and foundations where applicable without undermining neighbouring roads, buildings and paths. Stockpile arising's ready for crushing; and*
- All waste from the site will be recorded.

During the demolition, the site demolition contractor will carry out the following measures to mitigate any impact on the immediate locality:

- Excavators and concrete nibblers will be used to keep dust levels to a minimum.
- *The on-site plant will be calibrated to meet the regulations for working on sites within the urban area. The site contractor will also be instructed to work in a considerate manner and to ensure any impacts are minimised;*
- *The site contractor will keep the site free of all litter whilst work is being undertaken, and*
- *A full Health and Safety Plan will be prepared and put in place during the demolition stage works of the project.*

Following demolition the site will be cleared. The restoration of the site will involve the application of a DPM root barrier and gravel top surface to match adjacent landscaping.

4 Policy Considerations

National Planning Policy Framework 2012

Havant Borough Local Plan (Core Strategy) March 2011

CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS16	(High Quality Design)
DM10	(Pollution)

Havant Borough Local Plan (Allocations) July 2014

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Environment Agency:

No comments received.

Building Control:

Section 80 Demolition Notice will be required for works under the Building Regulations.

Environmental Health:

I would require information relating to dust control measures to be taken during demolition in advance of the works commencing as well as details regarding the prevention of dust being emitted from traffic operating within the site and the time of operations for the works. The applicant will be advised of the permitted hours of operations.

Contamination:

Whilst building V is presently used as offices & for staff welfare facilities, at the time of construction (ca. 1955-1960) it formed the principal production unit. The particulars of internal use of this unit are not known, but it is assumed at this stage that there is a tangible likelihood that the storage / handling of potentially contaminating materials (or undertaking of potentially contaminating processes) have been undertaken within the building at some point over its 55 year (+) history. It is also considered probable that the fabric of the building will comprise of materials of which a notable proportion will be asbestos containing (ACM).

ACM within buildings is not contamination (rather is potential pollution), and is appropriately controlled under the Control of Asbestos Regulations 2012. In this regard there is no need for a planning control (e.g. approval of asbestos survey & remedial work). It is appropriate however to make clear (by means of these comments) that it is expected that appropriate steps will be taken to identify all asbestos containing materials within the building, and that identified materials will be appropriately managed prior to commencement of demolition; in order to prevent those materials becoming a soil contaminant.

A previous site investigation has been undertaken in this area (circa. Jan 1997), identifying elevated concentrations of petroleum hydrocarbons, phthalate, poly-aromatic hydrocarbons, toluene, and acetone. I have not undertaken a detailed review of the previous site investigation to determine the source distribution in relation to Building V, or indeed whether sufficient data points are available to enable a meaningful conclusion to be drawn as to the likelihood of presence of significant contamination in the vicinity of its footprint.

It is however known that other site investigations undertaken in the vicinity of the site have identified migration distances in the order of 150m (phthalates), serving to highlight the risk of contaminant mobility within the local geology of this area.

It is acknowledged that the site is-, and is to remain- in industrial use, and account has been taken of the permanent decommissioning of the water supply wells on the allotment site 300m to the South. The closest relevant receptors are therefore considered to be Site Workers, a surface water course (Main River, Lavant) - 100m to the North-West, and residential property 55m East. Hydraulically, the surface water & residential property could theoretically be down-gradient, though it is believed that groundwater flow is more likely to be to the South.

There is a risk that contaminants exist at the site, in the vicinity of or under Building V. Removal of that structure may alter the local hydrological regime through the removal of impermeable cover. Completion of the site in a water permeable root barrier membrane would make this change long-terms, and could result in the mobilisation of existing contamination. Given the distance to down-gradient receptors, an impact at a relevant receptor as a direct result of this demolition is not likely to be evident for many years - in this sense the risk is more of a civil one (in terms of the cost to adjacent land owners of addressing contamination originating from this site), and in this way, the risk & liability resides with the applicant is not necessarily a planning concern per-se.

I cannot comment on the need or otherwise for planning consent for this scheme, however I can confirm that at this stage (i.e. based upon the information available to me) I do not consider the risk to sensitive environmental receptors to be sufficiently great as to require that contamination be assessed prior to the commencement of these works. On this basis, I have no objections, however I would recommend that the applicant consider any prior intrusive investigations undertaken at the site with a view to either satisfying themselves that the mobilisation risk is acceptable, or identifying the necessary steps to addressing any unacceptable risks (e.g. impermeable ground cover or remedial works).

In the event that consent is required for these proposals, I would propose a robust watching brief condition, requiring that any suspicious ground conditions or suspected contamination be properly identified *only if encountered*.

It is also worth reiterating that any further development of this site that involves the excavation of- or construction of new units on- this land would however require some intrusive investigations for the purpose of assessing the current degree of contamination and risk to the receptors stated above; on the basis that it new construction will hamper (if not prevent) access to address any contamination sources present on site, and that it would not be clear that the site is (safe & suitable for use) until the ground conditions have been characterised.

Portsmouth Water:

No comments received.

Arboricultural Officer Comment:

As long as the trees receive adequate protection during demolition then I do not have any concerns. A Tree Protection Plan must be submitted or at least form part of the conditions.

Officer Comment: The trees are not immediately adjacent to the proposed demolition and a tree protection condition is recommended.

Hampshire Biodiversity Information Centre:

Protected or notable species within 50m/On site - Bat Species

Comment: An informative in relation to protected species is recommended.

6 Community Involvement

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 17

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

7 Planning Considerations

7.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- (i) Principle of development
- (ii) Whether Prior Approval is required

(i) Principle of development

7.2 Local planning authorities are required to receive notification of any demolition. This enables the authority to consider whether the building is of listable quality, and to control the manner in which the demolition is to be undertaken and any proposed restoration of the site.

7.3 Consideration will be taken subject to compliance with the Development Plan and any other material considerations.

(ii) Whether Prior Approval is required

7.6 Currently, the *Block consists of a largely single storey, double height building extending to approximately 4,725sqm at ground level, with an additional mezzanine level of approximately 2,000sqm.* It is proposed to demolish this remaining building on the site in its entirety. The building was constructed in the later part of the last century and is not of high quality design. As such this building is not considered worthy of listing.

7.7 The removal of the building will be subject to compliance with the Building Regulations and any other appropriate legislation. The TPO trees are located approximately 30m off the building. A condition in relation to provision of tree protection is considered appropriate.

7.8 Environmental Health have raised issues in relation to dust control and contamination. Conditions in relation to these matters are required.

7.9 Given the requirement for environmental controls over the demolition, it is considered in this case that Prior Approval is required and can be granted subject to appropriate

conditions

8 **Conclusion**

The demolition of this building is acceptable in principle as it has no intrinsic value.
Subject to the imposition of environmental conditions Prior Approval can be granted.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to for application APP/16/01061 subject to the following conditions:-

- 1 The development shall be carried out within a period of five years from the date of this decision.
Reason: In accordance with The Town and Country Planning (General Permitted Development Order) 2015.
- 2 Prior to the demolition hereby permitted taking place full details relating to the control of dust to be taken during demolition including measures to prevent dust being emitted from traffic operating within the site shall be submitted to and approved in writing by the Local Planning Authority. The works shall thereafter be carried out in accordance with the approved details.
Reason: In the interests of preventing pollution and having due regard to policies CS16 and DM10 of Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 3 If, during the demolition process, contamination not previously identified on site is found to be present, no further works (unless otherwise agreed in writing by the Local Planning Authority) shall be undertaken until a report has been submitted to and approved in writing by the Local Planning Authority detailing how that contamination is to be dealt with. Unless otherwise agreed in writing with the Local Planning Authority, all works outlined in the submitted report shall be adhered to.
Reason: Contamination may be present at the site as a result of previous land uses undertaken at the site that could pose a risk of pollution having due regard to policy DM10 of the Havant Borough Local Plan and the National Planning Policy Framework.
- 4 No demolition shall take place until all trees and hedgerows that are to be retained within or adjacent to the site have been enclosed with temporary protective fencing in accordance with BS:5837:2012 'Trees in relation to design, demolition and construction. Recommendations'. The fencing shall be retained throughout the period of construction and no activity prohibited by BS:5837:2012 shall take place within such protective fencing during the construction period.
Reason: To safeguard the continued health and presence of such existing vegetation and protect the amenities of the locality and having due regard to policies CS11, CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 5 The development hereby permitted shall be carried out in accordance with the following approved plans:

Planning Statement Issue 1 07/10/2016
Site Photographs
Location Plan Drawing No. 16-053-PL01
Proposed Site Plan Drawing No. 16-053-PL02
Application Form with demolition methodology

Reason: - To ensure provision of a satisfactory development.