

HAVANT BOROUGH COUNCIL

Town & Country Planning Act 1990

Consultation on Planning Application

MEMORANDUM

From:	Environmental Health	To:	Development Control
Our Ref:	CONS/16/00969	Your Ref:	APP/16/00684
EH Case Officer Extn:	44 6677	Date:	19 July 2016
DC Case Officer:	Daphney Haywood		
DC Case Officer Extn:	44 6513		
Application Number:	APP/16/00684		
Site Address:	39 Park Way, Havant, PO9 1HH		
Proposed Development:	Change of use (of part of property) from offices to 4No. 1 bed flats and first floor rear extension. Amended scheme from previously approved plans application number APP/15/00849.		

Observations / Comments:

I have reviewed the particulars of the application, in the context of the development history of the site & the immediate vicinity.

Overview of Site History & Relevant Features

The original property was constructed on greenfield land b/w 1897 & 1909, with the long rear extension & covered storage area to the Southeast of the site seemingly contemporaneous with the original building.

The design & access statement indicates that the property was formerly residential (architecture would suggest this to be the case), however the original layout of this site is quite different in character from the surrounding residential buildings, suggesting a commercial use at least to the rear (e.g. offices or workshops). Map notation indicates possible occupation of the building by the 'Poor Law Institute Southampton CC', though this may relate to the adjacent site (to the West).

It is unclear whether there are any potentially contaminating landuses associated with the application site throughout its history, though I am skeptical of a fully residential landuse history prior to its conversion to offices / car sales. Use for automotive retail represents a risk of contamination. Risk is probably low, and closely related to the condition of the surfacing, the length of time that the business has been operating, and whether any maintenance / fueling tasks have ever been routinely undertaken at the site. It is noted that this landuse is to remain in operation following the development.

As regards potential off-site sources, I note two possibilities, i) Garage & workshops 98 West St, 38m South, and ii) Police Station (possible fuel storage) 32m South. Both are immediately adjacent to the wider site, the distances shown are from the portion of the site within the applicants ownership that is the subject of this application.

Environmental Risks

The local superficial geology is likely to be highly variable in this area, and any liquid or dissolved phase contamination in the vicinity of this site (e.g. from off-site sources) that is coincident with shallow groundwater could potentially be sufficiently mobile as to reach, and affect the site.

The form of development is at the lower end of the risk spectrum for a residential land-use class, as the Occupant profile of 1 bed flats would be expected to generally represent working adults without children, and as the outside space is communal hard-cover utility space with container planting only (i.e. householder disturbance is unlikely, extended periods of juvenile play within yard area is less likely than for a private garden area, especially considering the commercial use to the rear; and direct/indirect soil contact will be limited).

It is recognised that the development is separated by >25m from potential offsite sources, providing opportunity for attenuation / dilution / volatisation / degradation of any migrating contaminants that might be present. Similarly, as is noted by the Archeology comments, the proposals involve very limited soil disturbance; limiting the possibility that contaminants will be disturbed / become mobilised (and therefore be made 'available' to human receptors). Similarly, the lack of required groundworks limits opportunity to inspect soils during the course of development, or remove / remediate any contamination impacted material from beneath structures to be retained.

As is noted above, the identified potential sources include garage / fuel, so volatile PAH, Petroleum Hydrocarbons & Solvents are a possibility at this site, albeit unlikely to be present as a bulk 'on site' source. As proposals do represent ground floor residential, and as floor construction detail is unknown (i.e. whether the property is at high or low risk of vapour intrusion from soils); it is considered that a risk to the proposed development does exist.

It is recognised that this issue was not picked up under the 2015 consent. It is similarly acknowledged that the proposals do not include any significant intrusive works. The risks identified above (i.e. migrating volatile substances) are unlikely to represent a significant risk to human health unless detectable by odour; so any impact should be readily apparent, for example when accessing / installing / modifying drainage, accessing sub-floor voids or installing services through wall cavities. or similar (assuming that the property is not a solid wall construction).

I would recommend that the applicant be made aware of the relatively low risk by means of an informative; and that any evidence of persistent fuel or solvent odour encountered, especially if during the course of works in the areas described above, be investigated and appropriate steps taken to mitigate impact upon the health & wellbeing of future residents; e.g through separation of living accommodation from soils, and/or improving ventilation of under-floor voids). Suggested wording below:

"It is the responsibility of the developer to ensure that upon completion, the development is safe & suitable for its intended future use. Potentially contaminating landuses have been identified at locations in the immediate vicinity of the development, and it is possible that activities formerly undertaken at the site could represent a potential source of contamination. Contamination may become apparent during the course of development, for example during the installation of new below ground services, or when accessing enclosed service ducts or voids (e.g. sub-floor). In the event that any discoloured soils or groundwater, oily sheens, fuel or solvent odours, or deposits / inclusions comprising fibrous or other obvious waste materials be encountered during works, construction should cease in that area of the site until an appropriate assessment of the nature and extent of the suspected contamination has been undertaken. Building Control

should be notified immediately in the event that visual or olfactory evidence of suspected contamination is identified. Environmental Health should be notified of the nature of the contamination, and how that contamination is to be dealt with"

Conclusions

Subject to the inclusion of the above informative, and on the basis of the rationale presented above (concluding a relatively low risk to health from the potential contamination identified); I would not object to the granting of consent. In the absence of the above informative, I would recommend consent be granted subject to a condition requiring a more formal watching brief.

Best Regards,

Mr. Jonathan Driver
Environmental Control Officer