

Consultee Comments for Planning Application APP/16/00735

Application Summary

Application Number: APP/16/00735

Address: Land Adjacent to, 132 Havant Road, Hayling Island

Proposal: Use of land for open storage comprising vehicles and scaffolding (use class B8) and perimeter landscaping works.

Case Officer: David Eaves

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

It is noted that this application is retrospective, to formalise the existing land use and provide for new landscape screening only. The current use, and the use under application is considered to be potentially Contaminating, such that elevated concentrations of contaminants capable of causing harm to the environment or human health are likely to be present within soils at the application site as a result of commercial activities undertaken.

Whilst the site remains in commercial use, this is not necessarily a concern. On-site exposures (e.g. staff working at the site) are likely to be predominantly occupational (to which other legislation applies), and public access is negligible.

There are no specific environmental or human sensitivities associated with adjacent land / land use, and the development does not amount to a development / redevelopment of the site (requiring intrusive construction groundworks).

Given the above, I have no significant concerns regarding contamination. It is however likely that a site investigation would be sought in the event that an application were to be brought forward in respect of either a comprehensive redevelopment of this site, or a change of use to a more contamination-sensitive use class.

I have no objection to the granting of consent on grounds of contamination or air quality, and propose no conditions.

Further detailed comment may be received from this office in respect of nuisance issues (Mark Moss has been allocated this case for comment). I have searched our complaints records, and would highlight that eight prior complaints have been received in respect of smoke (disposal of

materials by burning, including complaints regarding potentially noxious & contaminating material), alongside a handful of other complaints relating to toxic fume / solvent odour from refinishing activities, noise, sewage issues, and accumulations of waste. These complaints relate to a period of around 10 years, the most recent nuisance issue being Summer 2014. I expect that these issues will be picked up in further Comments from Environmental Health, and related conditions / informatives may follow.