

HAVANT BOROUGH COUNCIL

Town & Country Planning Act 1990

Consultation on Planning Application

MEMORANDUM

From:	Environmental Health	To:	Development Control
Our Ref:	CONS/16/01312	Your Ref:	APP/16/00841
EH Case Officer Extn:	44 6671	Date:	16 September 2016
DC Case Officer:	Mrs Emma Chisnall		
DC Case Officer Extn:	6523		
Application Number:	APP/16/00841		
Site Address:	70 Lone Valley, Waterloooville, PO7 5EB		
Proposed Development:	Demolition of existing lean-to, erection of single storey rear extension including log burner flue and conversion of loft including 2no. dormers to north and west elevations.		

Observations / Comments:

I have reviewed supporting documents, location, and readily available spatial resources. It is noted that the property dates from approximately 1952, and was constructed on former managed recreational greenfield land ('The Park', Purbrook Park).

Contamination

In terms of potentially contaminating landuses in the general vicinity of the site, I note the presence of former Sand pits located ~65m to the Southeast, and a former Commercial Nursery Gardens operations located ~50m to the west.

The largest of the sand pits is known *not* to have been backfilled with waste materials, and is therefore not of concern. Whilst the local geology is locally sandy in the vicinity, BGS mapping indicates that number 70 Lone Valley is likely to be located over generally non-granular strata (London Clay) or over a granular deposit distinct from the sand deposits associated with the former extraction pits. In this way, any gassing waste materials present in the uninvestigated pit are unlikely to have a pathway to the subject property.

The former Nursery garden is of small-to-intermediate scale, where any associated contamination impact would typically be expected to be restricted to limited areas of the site, with limited potential for off-site migration over any significant distance.

I note that there is no change in the risk profile of the site (as it already represents a sensitive residential receptor), and that only a minor change in footprint is proposed. The level of environmental risk associated with the off-site features is considered to be negligible-low, and thus insufficient to justify a requirement for specific assessment of ground conditions.

Other materials risks;

In consideration of the construction date, it is likely that the property includes construction materials that contain asbestos. Asbestos is a particular risk where its presence is not expected, and therefore no precautions &/or control measures are applied, or inappropriate cutting tools are used. Asbestos containing materials are not always obvious, and fibres may be present in materials that appear traditional in nature (e.g. hand-applied lime &/or gypsum plasters), as well as in materials that appear natural (e.g. straw-board), or plastic (e.g. vinyl floor tiles).

I would advise a pre-demolition survey be undertaken to identify asbestos containing materials, and where identified, that appropriate control measures are undertaken (where necessary, by appropriately licensed contractors).

Asbestos within the fabric of the building (as opposed to that which is already in the soil) is regarded as 'potential pollution' and therefore a health & safety risk. I am not (therefore) seeking a formal condition requiring submission of an asbestos survey, but it is considered appropriate to formally notify the applicant of their duty to appropriately manage any hazardous materials present at the site, and to prevent releases that may be hazardous to health of persons in the immediate vicinity. Suggested wording is presented below:

Informative, Asbestos

"It is the responsibility of the developer/applicant to ensure that upon completion, the development is safe & suitable for its intended future use. The build-date for this property suggests that Asbestos Containing Materials (ACM) are likely to have been used in the original construction. It is recommended that a pre-conversion Asbestos survey be undertaken to identify any ACM within the property that might be disturbed during construction works, in order that these may be appropriately managed. These materials may have been disturbed during prior alterations and could be present at the property as buried demolition wastes within topsoil / made ground under hard-standing or within landscaped areas. Buried demolition waste may be identified during the installation of new below ground services, when accessing enclosed service ducts or voids or undertaking landscaping tasks. In the event that any deposits / inclusions comprising fibrous or any 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 possible ACM has been undertaken, and appropriate actions taken to mitigate any identified risk. Your Building Control provider should be notified of any discoveries of buried suspected ACM to ensure that you remain compliant with the provisions of controlled Document C. Environmental Health should be notified of any ACM identified within soils, and provided with details of how the material has been dealt with"

Mr. Jonathan Driver
Environmental Control Officer