

HAVANT BOROUGH COUNCIL

Town & Country Planning Act 1990

Consultation on Planning Application

MEMORANDUM

From:	Environmental Health	To:	Development Control
Our Ref:	CONS/15/00501	Your Ref:	APP/15/00361
EH Case Officer Extn:	44 6677	Date:	11 May 2015
DC Case Officer:	David Eaves		
DC Case Officer Extn:	44 6549		
Application Number:	APP/15/00361		
Site Address:	216 Stakes Hill Road, Waterlooville, PO7 5UJ		
Proposed Development:	Two storey extension to an existing care home for the elderly building and additional car park following demolition of an existing building. Single storey extension of main entrance and sunroom area.		

Observations / Comments:

It is understood that Mark Moss has already lodged an objection to this application on noise grounds, and proposed conditions in the event that development control is minded to recommend consent be granted. These comments relate to Ground Contamination & Air Quality only, and are additional (i.e. do not supersede, and should be read without prejudice-) to comments already made by Environmental Health.

I have reviewed the supporting documentation to this application, and in addition, the archived application files 88/52148_... (...1_3 - 3_3), notably pre-dating the Environmental Protection Act 1990.

Ground Contamination

The site was formerly occupied by Oaklands Farm House, forming part of a wider farm complex extending to the North & Northwest. The Farmhouse & Yard complex was present from at least 1898-1973, with some land released after 1973 for the construction of properties at Place Crescent before 1982, before the last remaining agricultural buildings were replaced with residential property (214 Stakes Hill Rd.) between 1982 & 1988 (Farmhouse Retained).

The site of 218 Stakes Hill Road entirely encompasses a smaller parcel of land previously developed for what appears to be residential use, constructed prior to 1897, and subsequently demolished before 1953. The extant building on site was constructed between 1962 & 1966.

Working Agricultural Yards are often associated with local on-site waste disposal, fuel contamination & other combustion residues, as well as possible pesticide/fungicide residues, particularly in respect of livestock farms (which may contain metallic compounds or arsenic, among other chemicals). The subject site is located around the residential portion of the Farm, with the working buildings being formerly located to the North, largely on the plot of the existing

214 Stakes Hill Road, and partially beneath the portion of the existing building that is to be retained.

Some Made ground is to be expected to be present on the site of 218 Stakes Hill Road. In consideration of the date of construction & demolition of the original building, it is not thought to be a likely that high-risk Asbestos containing materials are likely to be present within any made ground associated with the demolition of this original structure. Some asbestos may be present within the existing structure to be demolished under these proposals. Any asbestos within the existing building is considered to be a health & safety consideration, and not contamination. Any Asbestos fibres / materials / waste present within soils (i.e. within made ground deposits) would be treated as contamination.

There is no indication within the 1988 application files that contamination was previously considered to be an issue. No detailed 'existing' site layout's are held on file (only block plans) to indicate the likely presence or location of (for example) any features of interest with respect to contamination - though it is noted that the 1988 application is likely only to show the residential farmhouse building, and not the working buildings to the north that were already demolished by this time.

It is considered that any contamination associated with the former farm use is more likely to be present to the North of the subject site, or within the Northern half of the site, under the part of the building that is proposed to be retained. I consider there to be a low probability of encountering significant contamination on the area of the site upon which the extension is proposed - i.e. the Southern portion of the current Oaklands site & 218 Stakes Hill Rd., though contamination could be significant within the context of this development if present.

It is not considered that an intrusive ground contamination investigation & risk assessment is justified, however it would be appropriate to formally require the applicant to inform the LPA of-, and appropriately deal with-, any soils encountered that the applicant (or any consultants/contractors etc. acting on behalf of the applicant) suspects of representing contaminated ground.

If Development Control are minded to grant consent, I would request that the following condition be applied -

"If, during development, soil or groundwater that appears to be impacted by contamination is found to be present, no further development shall be undertaken until an appropriate assessment has been undertaken, and a report detailing how that contamination is to be dealt with, has been submitted to and approved by the Local Planning Authority. Unless otherwise agreed in writing, all works outlined in the submitted report shall be adhered to."

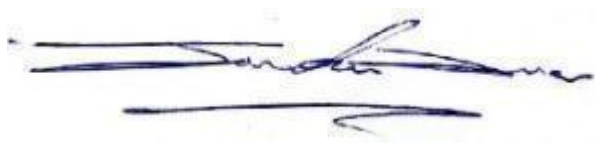
Reason: Having due regard to policies DM10 of the Havant Borough Adopted Core Strategy (2011), and DM17 of the Havant Borough Local Plan (Allocations) (2014); there is a low risk of the presence of Contamination associated with historic uses of land or buildings at the site that if present, could pose a risk to future site occupiers."

Air Quality

I have reviewed the Traffic & Transportation report submitted with this application. The development is anticipated to generate approximately 45 private car trips per day. This compares with an estimated daily flow on Stakes Hill Road >20,000 vehicles per day (AADT) in 2015, and consequently development traffic is unlikely to be materially significant either to the local road network or local air quality, in & of itself.

Local air pollution (NO₂, as an indicator of road traffic pollutants) is monitored at the kerbside on Stakes Hill, where concentrations fall well within the National Air Quality Strategy Objective values. Whilst Stakes Hill Road carries some 33% greater volume of traffic, it is not expected that local air quality is in danger of breaching the objective values, and there is (therefore) *no reason to suspect that any mitigation measures are necessary within this sensitive development in order to minimise exposure to road traffic pollution.*

I have no adverse comments to make in respect of Air Quality.

A handwritten signature in blue ink, appearing to read 'Jonathan Driver', with a horizontal line drawn underneath it.

Mr. Jonathan Driver
Environmental Control Officer