

HAVANT BOROUGH COUNCIL

Town & Country Planning Act 1990

Consultation on Planning Application

MEMORANDUM

From:	Environmental Health	To:	Development Control
Our Ref:	CONS/15/01246	Your Ref:	APP/15/00902
EH Case Officer Extn:	44 6677	Date:	15 October 2015
DC Case Officer:	David Eaves		
DC Case Officer Extn:	446549		
Application Number:	APP/15/00902		
Site Address:	Land south of Rose Marie, Victoria Road, Hayling Island		
Proposed Development:	Erection of timber buildings for the use of pheasant rearing.		

Observations / Comments:

I have reviewed the application documents, and note that they are concise. The issue of noise / proximity to existing residential, and potential for attraction of pest species as a result of the proposed use has been flagged, to the EH officer assigned this consultation. Laurent will provide further advice, following confirmation of operational details (anticipated number of birds & cock pheasants on site at one time, annual throughput, measures to deter pests etc.).

As regards air quality, the scale of the operation is such that there are no tangible air quality concerns.

With respect to contamination, 2005 aerial photography shows an area of woodland / scrub in the SW corner of the site, with probable sheeted stockpiled storage (possible ash deposit), a collection of small buildings / temporary structures & other stored agricultural materials. 1946 photography indicates that the Western portion of the site is brownfield - structures present at this date probably correspond to land immediately South of Rose-Marie which comprised a built structure that is shown on the 1970 OS map issue (use unknown).

General agricultural use carries risk of contamination presence - particularly metals, fuels / oils, pesticides and asbestos, typically associated with the immediate vicinity of agricultural buildings / yard (e.g. materials storage & plant maintenance areas, dips etc.).

Where a degree of contamination is present, however direct human exposure rates are likely to be generally low (occupational) while land remains in agricultural use.

Significant risks to human health are more likely under a "residential with private gardens" scenario, though as site sits upon granular raised marine deposits (permissive of migration) wider environmental risks, or risks to nearby residents cannot be entirely ruled out without collection of empirical data from the site.

At this point there is some uncertainty over the history of the application site & the risk that might be associated with it's history & environmental context.

I am also mindful of the scale of development - that groundwork comprising only shallow excavations for post supports & concrete slabs, and that the proposed structures represent a continuation of a non-sensitive agricultural use. In this way the buildings proposed,

- a) don't significantly alter the risk profile of the site, and;
- b) would not significantly hamper the ability to deal with contamination in future, if subsequently found to be present.

Given the above, it is not considered reasonable to require a proactive investigation of the land as a condition of this scheme (should it gain consent). Investigation of ground quality should however be a requirement of any comprehensive redevelopment of the site (or other introduction of a pollutant/contaminant sensitive landuse at the site), in order to confirm it's suitability & the degree (or absence) of risk to adjacent property .

Notwithstanding (&/or without prejudice to) any comments, advice or objections that Laurent may subsequently provide in respect of these proposals - I would recommend that the following informative be included on any decision notice issued;

"It is the responsibility of the developer to ensure development, upon completion, is safe & suitable for its consented future use. Part of this site has been previously developed &/or used for agricultural landuse that is considered to be potentially contaminating. If present, contamination could be disturbed during the course of development, and should be appropriately dealt with in order to mitigate any associated risks to health, property or the environment.. In the event that any discoloured soils or groundwater, oily sheens, foul or solvent odours, or deposits / inclusions comprising obvious waste materials (including asbestos) be encountered during groundwork, or if groundwork staff report acute symptoms (skin, eye or respiratory); works in that area of the site should cease until an appropriate assessment of the nature and extent of the suspected contamination has been undertaken. The local planning authority should be notified of the nature of the contamination, and how that contamination is to be dealt with"

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

Mr. Jonathan Driver
Environmental Control Officer