

HAVANT BOROUGH COUNCIL

Town & Country Planning Act 1990

Consultation on Planning Application

MEMORANDUM

From:	Environmental Health	To:	Development Control
Our Ref:	CONS/16/00461	Your Ref:	APP/16/00281
EH Case Officer Extn:	44 6677	Date:	06 April 2016
DC Case Officer:	Rachael McMurray		
DC Case Officer Extn:	44 6546		
Application Number:	APP/16/00281		
Site Address:	5 East Street, Havant, PO9 1AA		
Proposed Development:	Demolition of existing retail unit and erection of 4-storey building with 1No.1bed and 3No.2 bed flats; cycle and refuse store.		

Observations / Comments:

I have reviewed the environmental context of site, the applications docs, previous air quality screening assessments relating to the vicinity of the application site, the planning history & recent building history.

Relevant Planning History:

It is noted that Environmental Health is recorded as being consulted on a similar proposal relating to the adjacent property (7 East St.) under 14/00575. It is not clear that this was received, as no comment is recorded in the officer's report, or stored against the case, and I cannot find any record of the application being reviewed by Environmental Health.

I note that Environmental Health was not consulted on the 2015 request for pre-app advice with respect to these proposals.

The planning archives are relatively scant for this property - and I have been unable to find any application details prior to 1971, and it remains unclear whether there is any relevant history (specifically relating to the application land) between 1971 & 2015.

Contamination Risk

The application site is certainly brownfield, being currently developed as a single storey retail unit, and previously developed from a time pre-dating the earliest available mapping (1867). The site is located in part of the historic town, so site is likely to have been previously occupied by several prior structures; indeed with reference to the heritage statement and historic photographs, anecdotal local history - it would appear that the property was previously redeveloped at around 1890. I have been unable to establish a succession of previous uses, but appears possible that the building was a public house (Red Lion) prior to 1890. Public houses in the Havant have been known to be associated with local waste disposal (by burial), and this could potentially be significant in the context of the proposed development.

Other premises of similar scale (e.g. on South St.) are known to have been associated with fuel retail (e.g. kerosine / paraffin, including below ground storage), though works / coach services / workshops etc. were aggregated in South St., and the form of development on East St was denser. Being a more prominent position, it is expected that market / retail / leisure are more likely to represent the predominant uses at and adjacent to the subject site. These uses may still encompass potentially contaminating uses - for example, cabinet makers, furniture restorers, print workshops and dry cleaners are known to have operated locally from similar units (all potentially contaminating).

Whilst there is no specific reason to suspect that significant contamination is likely to be present at the site (where a requirement for proactive site investigation might be reasonable), there remains uncertainty over the commercial history of the site. It is therefore recommended that in the event development control are minded to grant consent, a general informative be included on the decision notice with respect to Contaminated Land, in order to highlight responsibility of the developer to ensure that the completed development is safe & suitable for use. Suggested wording is reproduced below:

"It is the responsibility of the developer to ensure that upon completion, the development is safe & suitable for its intended future use. There remains uncertainty with respect to the commercial history of this site, and it is possible that former activities could represent potentially contaminating landuses. 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. 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"

Air Quality

East St. has previously been subject to air quality screening, including a modelling exercise undertaken in 2014. The estimated atmospheric Nitrogen Oxide concentrations were <30 ug/m³ as an annual average at 34-36 East St, which is marginally closer to the kerbside than the proposed building. Nitrogen Dioxide is the air pollutant most likely to affect this location, and this predicted concentration is <75% of the allowable concentration.

I have no concerns with respect to the location of new residential accommodation at this site, and therefore have no adverse comments to make.

Mr. Jonathan Driver
Environmental Control Officer