

HAVANT BOROUGH COUNCIL

Town & Country Planning Act 1990

Consultation on Planning Application

MEMORANDUM

From:	Environmental Health	To:	Development Control
Our Ref:	CONS/15/00608	Your Ref:	APP/15/00428
EH Case Officer Extn:	44 6677	Date:	13 May 2015
DC Case Officer:	Tina Pickup		
DC Case Officer Extn:	44 6461		
Application Number:	APP/15/00428		
Site Address:	Park Community School, Middle Park Way, Havant, PO9 4BU		
Proposed Development:	Hampshire County Council consultation for addition of 2-4 years modular nursery, and conversion of an existing building into a 0-2 years nursery at Park Community School.		

Observations / Comments:

I have reviewed the application documents, alongside spatial & other environmental information held by HBC in relation to the application site. *I have no adverse comments to make*, but feel that it may be useful to briefly outline the rationale for taking that position in relation to ground contamination risks, if only in the interest of consistency with the approach taken on other areas of the site.

Assessment Rationale

According to available mapping, the subject site was greenfield until at least 1953, likely representing agricultural grassland associated with either Smiths or Middle Park Farm, but former arable use is possible. Between 1953 & 1961, a school was constructed on the site - known at the time as Broom Field County Secondary.

A construction date circa late 1950's represents a high risk of asbestos containing materials being present with the fabric of the buildings, and associated infrastructure (i.e. structural panels, roofing, insulation and heating systems / hot water distribution). There is a corresponding risk of asbestos containing material being present within construction & demolition residues that may be present within soils on site.

The area of the site to which this application relates remained undeveloped until at least 1966 - between 1966 & 1973 a moderate structure (~95m2 footprint) was constructed on the southern portion of the application site (identified on plans as 'SEN'), extending to beyond the southern boundary of application red-line for the current application.

This building was recently demolished & replaced by Block Q - originally intended as a facility for troubled children. To my knowledge no comments were made by Environmental Health with respect to pollution or contamination risk at the time of that application. Both the decommissioning & demolition of the SEN building, and the bulk of intrusive construction works

required for the current scheme (final uses) have already been undertaken in association with the support & servicing of the extant Block Q.

In terms of fresh groundworks & new structures, the current application exploits some vacant space between Block Q and the 2011 seminar rooms. Some made ground is considered likely to be present in this area, associated with the original construction of the SEN building, its subsequent demolition, and the construction of the new Block Q.

Some site investigation was undertaken at the site of the former Middle Park (junior) School, prior to construction of the synthetic turf pitch (STP). This work identified made ground that contained construction & demolition wastes, alongside some ash & clinker. No free asbestos fibres were identified as being present within the samples analysed. Made ground was encountered within all trial holes, to a maximum depth of 0.95m, and some marginally elevated PAH, Metals & Arsenic was found to be present. Concentrations identified were not considered significant with respect to human health however.

It is also notable that there is some elevated land in the region of the STP, and it is possible therefore that made ground is limited to this area of the site, e.g. as a surface deposit to improve site soil drainage. In this way, the characterisation of made ground within that area is either likely to be broadly equivalent to (representative of) that which might be expected at the current application area (i.e. buildings constructed & demolished were of a similar age & type), or indeed to represent a higher risk (than any made ground that might be present at the current application site) if the original junior school were constructed upon an area of fill material imported onto the site.

In consideration of the history of the current application site, it is reasonable to place some reliance upon the characterisation of made ground illustrated within the Ashdown Site Investigation report for the STP.

In terms of the exposures likely under the current scheme (likelihood of encountering potentially contaminated made ground, during construction & upon completion); I note that some excavations are proposed to enable level access to be achieved to the pre-fabricated units without the use of ramps. Encountering made ground during construction works is therefore likely, but based upon the probable nature of the material (if present), there is not considered to be an acute risk to construction staff that follow basic health & safety procedure.

Made ground at this site is not thought likely to include any significant concentrations of volatile hydrocarbons or putrescible material, meaning that indoor exposures are very unlikely to be significant. Outdoor exposures will be limited by the proposed surfacing treatment - the 2-4yrs area comprises either bitmac or non-green soft play surfacing (assumed to be a loose-fill rubber mulch, wet-pour or tiled rubber). These surfaces will prevent access to soil, and consequently limit skin contact, and both inhalation & ingestion of soil particles (i.e. lessening risk to what would otherwise be a very sensitive landuse).

The 0-2yrs area includes a grassed area where access to soils may occur (assuming that this area does not represent a synthetic surface). Exposure period is however limited by building usage -

- unattended outdoor play is unlikely for children aged 0-1,
- staff:child ratio's are 1:3, so supervision will be effective (e.g. to prevent excessive ingestion of soils / play with soil), and
- children aged 2-4 will move to another area of the site - i.e. likely outdoor exposures are unlikely to exceed 18 months.

Generic screening levels typically used for comparison use an assumed age range of 0-6, with an exposure duration of 6 years. In broad terms, a reduction in exposure duration (e.g. if undertaking a site specific assessment) would result in the elevation of concentrations that would be considered to be acceptable (to remain within soils). As described above, it is reasonable to assume that made ground that may be present on site to be of a similar nature to that described within the STP area. No generic screening levels were exceeded in samples taken from made ground from that area of the school grounds, and it follows that (in the absence of any evidence of contaminated soils, or any other reason to suspect a significant risk of contaminated soils being present) the current application area is unlikely to be significantly impacted by contamination.

Based upon the above, no investigation or assessment of soil conditions is considered to be justified.

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

Mr. Jonathan Driver
Environmental Control Officer