

HAVANT BOROUGH COUNCIL

Town & Country Planning Act 1990

Consultation on Planning Application

MEMORANDUM

From:	Environmental Health	To:	Development Control
Our Ref:	CONS/16/00030	Your Ref:	APP/15/01407
EH Case Officer Extn:	44 6677	Date:	20 January 2016
DC Case Officer:	David Eaves		
DC Case Officer Extn:	44 6549		
Application Number:	APP/15/01407		
Site Address:	Vickers Systems Ltd, Larchwood Avenue, Havant, PO9 3QL		
Proposed Development:	Extension to test building.		

Observations / Comments:

I have reviewed the application documents, and note that the applicant acknowledges the possible presence of contamination at this site.

The scale of the development is also noted, comprising around 128 sq.m of an approximate total area of 1.28 ha, or 0.1%. No specific features are located within the footprint of the proposed extension that are considered likely to represent a credible source of gross contamination - the gas store referenced is likely to represent sealed metallic containers, and is considered to be of low contamination risk.

The site is to remain in operation for potentially contaminating activities, and as such there is no material alteration to the risk profile of the site in terms of risks to employees, or in terms of it's contamination risk to offsite sensitive human receptors (closest located 130m SE, soils have low leaching potential, and the area is classified as representing non-productive strata with respect to groundwater - interpreted as a low migration potential for contamination that may be present at the site).

If the site were being comprehensively redeveloped, I would consider it appropriate to establish the ground conditions, assess the degree of risk posed & remediate if unacceptable risks exist. However, in consideration of the environmental context & scale of this proposed works, this is not considered to be justified.

I would recommend that an informative be placed on any consent granted, in order to highlight the responsibilities of the developer and the actions that are expected to be undertaken in the event that suspected significant contamination is identified during intrusive works. Suggested wording is reproduced over leaf.

"It is the responsibility of the developer to ensure that the development is safe & suitable for its consented future use upon completion. Contamination may be present at the site as a result of its current use, and there is a possibility that such contamination might be identified during the course of development. In the event that any discoloured soils or groundwater, oily sheens, foul or solvent odours, or deposits / inclusions comprising obvious waste materials 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"

No conditions are proposed.

Best Regards,

Mr. Jonathan Driver
Environmental Control Officer