

HAVANT BOROUGH COUNCIL

Town & Country Planning Act 1990

Consultation on Planning Application

MEMORANDUM

From:	Environmental Health	To:	Development Control
Our Ref:	CONS/15/00282	Your Ref:	APP/15/00125
EH Case Officer Extn:	44 6677	Date:	24 March 2015
DC Case Officer:	Richard Nash		
DC Case Officer Extn:	44 6538		
Application Number:	APP/15/00125		
Site Address:	30 High Street, Emsworth, PO10 7AR		
Proposed Development:	Change of use and alterations of part of rear ground floor from banking use to form one new one bedroom flat and repositioning of external staircase		

Observations / Comments:

It is understood that Mark Moss has responded with respect to noise & amenity issues, requesting informatives (relating to the control of dust, smoke & noise during development) be included on the decision notice in the event that you are- / the committee is- minded to grant consent.

The comments below relate to ground Contamination & Air Quality only, and should be read in conjunction with Marks response, and without prejudice to his recommendations.

Ground Contamination

The application site (property) is located within the historic Emsworth centre, dating from <1866. There are no potentially contaminating landuses specifically identified on the available OS mapping throughout the history of the building, or indeed known to the Council - although several small scale outbuildings are marked in various positions on the site to the rear of the main building, predominantly relating to the period 1867-1932. This period largely pre-dates the common/widespread use of asbestos, however outbuildings persist from the 1930's through to the late 1960's, (being replaced by an extension before 1974), so the presence of asbestos within the main building or it's later extension, or indeed within any shallow made ground that may be present on site & associated with the demolition of the small outbuilding structures, cannot be ruled out.

The original use of the building is unknown - being in such a central location, it is not unlikely that the building was purpose built for commercial use. It is considered more likely that commercial use of the building would be a form of retail rather than industry, but informal small scale industrial uses are difficult to identify from map sources, and other sites within Emsworth of a similar scale are known to have been used for industrial purpose.

Given the nature of traditional commercial activity within Emsworth being largely related to the marine industry, commercial activity could potentially have resulted in a degree of contamination, albeit that the risk is low.

In addition, made ground is not unlikely to be present on site as a result of construction & subsequent demolition of outbuildings - if these structures were associated with prior commercial operation, made ground materials may not be inert. It is however considered very unlikely that any fill / made ground would be of significant depth, or represent a significant risk of methane generation.

The proposals are for sensitive (residential) land use, though of a format likely to represent the lower-risk end of the scale (single bedroom flat unlikely to appeal to young family - small disjoint courtyard areas unlikely to be used for home-produced vegetables etc.). In absence of specific reason to suspect contamination, I see no justification for any requirement to confirm the absence- (or degree-) of contamination risk as a pre-condition of development.

The proposals do on the other hand involve groundworks, and an extension to the footprint of the existing building(s). In the event that any contamination (not specifically anticipated to be present) is discovered during groundworks, it would be appropriate to require that the Council be notified, and that any significantly impacted material identified be dealt with in an appropriate manner.

If development control is minded to grant consent for these proposals, I would recommend that the following condition be included on the decision notice.

"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 and proposals E1 of the Hampshire County Structure plan 1996-2011 (Review), 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 at the site that could pose a risk to future site occupiers, resulting from historic uses of land or buildings ."*

If no contamination is uncovered during groundworks, a statement as such from the principle contractor or applicant would be sufficient to discharge this condition upon completion of all below ground works (installation of foundations, hardstanding & services). Neither a specific specialist report, nor empirical sampling data would be necessary to confirm a lack of risk.

The intention of the above condition is to provide an impetus to engage the Local Authority in the event that unusual or unexpected ground conditions are encountered, and to ensure that any associated risks are appropriately dealt with.

Air Quality

Within its local context, the proposed development is not considered to be sensitive in terms of exposure. No adverse comment.



Mr. Jonathan Driver
Environmental Control Officer