

HAVANT BOROUGH COUNCIL

Town & Country Planning Act 1990

Consultation on Planning Application

MEMORANDUM

From:	Environmental Health	To:	Development Control
Our Ref:	CONS/15/00748	Your Ref:	APP/15/00368
EH Case Officer Extn:	44 6677	Date:	08 July 2015
DC Case Officer:	Richard Nash		
DC Case Officer Extn:	44 6538		
Application Number:	APP/15/00368		
Site Address:	3 Elm Grove, Hayling Island, PO119EA		
Proposed Development:	Demolition of existing timber building and garages. Construction of new building comprising 4No. 1 bed flats.		

Observations / Comments:

I have briefly looked over the revised application documents. Laurent has already provided comments regarding noise, lighting, etc., and has again been allocated this case for comment.

Suitable condition wording was previously agreed in respect of noise / nuisance, and in the absence of any additional comment, any conditions relating to noise of light pollution should be retained as a precaution. I do however expect Laurent to make new comments on noise, as this scheme significantly differs in character to that previously consented, including strong proposals for protection of exterior amenity space from noise, but little detail on measures to limit noise exposure within internal habitable spaces.

Comments made here relate to Air Quality & Ground Contamination only, and are largely unchanged from the previous response(s) (to application No.'s APP/14/00496, APP/14/00974 & APP/14/01277).

This revised scheme removes the previously consented commercial unit (MOT centre), increases residential provision, and removes garden areas that are private (meaning for the use of a single unit). The scheme proposed under this application is of a marginally lower (contamination exposure) risk category than previous schemes with a residential component; this can be accounted for in the undertaking of a qualitative or quantitative risk assessment, but does not alter the overall conclusions presented previously.

It is appropriate to require an assessment of contamination risk during any comprehensive redevelopment of a site considered likely to be either a source of-, or affected by- a degree of contamination. The current scheme represents both a potential source and a possible receptor, and for these reasons it is considered reasonable to require that the degree of risk posed to future residents & nearby residential property by the commercial activities previously undertaken at the site.

Conditions are therefore recommended to require that a physical investigation & inspection of the site is undertaken that is of sufficient scope as to enable an appropriate assessment of associated risks to human receptors &/or the built environment, including those off site. Rationale follows.

Ground Contamination

It is understood that the previous use of the site was a print works. In the absence of any specific information, it is assumed that the site has been used for this purpose since its construction sometime around 1970.

Printing activities are considered to be potentially contaminating, and given the period of occupation, it is not unreasonable to assume that some degree of contamination is likely at the site. Whether operated commercially, or whether serving residential units, garages are similarly potentially contaminating as they are often used for storage of paints, preservative, fuels, oils & solvents, whether or not active vehicle maintenance was undertaken, or vehicles stored.

As previously, it is noted that the local geology is porous, with a shallow groundwater table; i.e. capable of facilitating the migration of contamination. The nearest offsite receptors are private garden areas <20m from the site boundary, regarded as having an elevated absolute sensitivity to contaminants than would the courtyard garden proposed under the current scheme, for contextual reasons. Nevertheless, future occupants of the residential units, and users of the courtyard garden area (whether as holiday let tenants, or permanent occupants) are considered to be directly relevant to potential contamination associated with the previous use of the application site.

There is no objection to the principle of development for residential use, however if development control are minded to grant consent for this scheme, it is considered necessary to confirm the risk status of the site, both with respect to the proposed residential unit, and in relation to neighbouring residential properties.

I would therefore request that the following conditions be placed upon any consent granted:

Condition 1

Prior to the commencement of development approved by this planning permission, a scheme to deal with the risks associated with potential ground contamination at the site shall be submitted to and approved in writing by the Local Planning Authority. That scheme shall include all of the following elements unless specifically excluded, in writing, by the Local Planning Authority.

1. A site investigation appropriate to the scale of the site and to its previous commercial use(s), to provide sufficient information for an appropriate assessment of the risks to all receptors that may be affected, including those off site.

2. The results of the site investigation and risk assessment (1) and if appropriate, a remediation strategy based on these results giving full details of the remediation measures required, and how they are to be undertaken.

3. A verification report shall be prepared on completion of the remediation measures set out in (2) (if any) confirming that measures have been undertaken in accordance with the method statement, and setting out measures for maintenance, further monitoring and reporting

All elements shall be adhered to unless agreed in writing by the Local Planning Authority.

Reason: To prevent future occupiers being exposed to unacceptable contamination risk associated with previous commercial activities at the development site; to ensure that the site does not pose a risk to nearby residential properties, and having due regard to policies DM10 of the Havant Borough Adopted Core Strategy (2011) and DM17 of the Adopted Local Plan (Allocations) 2014

Condition 2

“If, during development, contamination not previously identified on site is found to be present (for example solvent odour, stained or discoloured soils or sub-soils), no further development shall be undertaken until a report has been submitted to and approved by the Local Planning Authority detailing how that contamination is to be dealt with. Unless otherwise agreed in writing with the Local Planning Authority, all works outlined in the submitted report shall be adhered to.”

Reason: To prevent future occupiers being exposed to unacceptable contamination risk associated with previous commercial activities at the development site; to ensure that the site does not pose a risk to nearby residential properties, and having due regard to policies DM10 of the Havant Borough Adopted Core Strategy (2011) and DM17 of the Adopted Local Plan (Allocations) 2014

Air Quality

Air Quality in the Elm Grove area is known to be good, and there are no concerns with the introduction of new residential property to this area. The proposed development is of insufficient scale as to be likely to materially impact local traffic movements, congestion, or (therefore) air quality.

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

Mr. Jonathan Driver
Environmental Control Officer