

HAVANT BOROUGH COUNCIL

Town & Country Planning Act 1990

Consultation on Planning Application

MEMORANDUM

From:	Environmental Health	To:	Development Control
Our Ref:	CONS/15/00636	Your Ref:	APP/15/00452
EH Case Officer Extn:	44 6677	Date:	15 May 2015
DC Case Officer:	Tina Pickup		
DC Case Officer Extn:	44 6461		
Application Number:	APP/15/00452		
Site Address:	Padnell Grange, Padnell Road, Waterloo, PO8 8ED		
Proposed Development:	Prior notification for change of use from class B1(a) office use to C3 residential use subject to prior approval covering flooding, highways and transport issues and contamination.		

Observations / Comments:

I have reviewed the application statement & environmental context of this site. 5.5 & 5.6 of the RPS report identifies the property as having been constructed originally (around 1840) as a residential dwelling, and that searches undertaken revealed no adverse ground conditions - concluding no risk, and therefore no reason to object.

Data held by Havant Borough Council identifies 8 no. areas of filled land falling within a 250m of the building, representing in-filled drainage / settlement ponds and clay extraction pits. The aggregate area encompassed by these features totals some 2ha in plan area (i.e. are of significant scale).

The property also lies within the curtilage of the Padnell Brick & Tile works (incorporating mineral extraction, mills, kilns & storage areas - and representing a possible source of waste arisings that might be present within filled pit features).

The brick & tile works is considered to be a potentially contaminating landuse, so it is difficult to support the certainty of the statement presented within the PRS document, though 5.6 does establish some important facts - i.e. no industrial use of the subject property, not tanks within the curtilage, and no records of land or water pollution.

There are no identifiable traces of the boundaries of the former pits on available aerial photography, though several areas are wooded, and so features may be obscured. The aerial photography is however considered to be indicative of a complete (deliberate & organised) filling / landscaping of these many features - either with site won material (e.g. tile manufacture residues, &/or earth spoils from a cut & fill operation), or with significant quantities of material imported to the site (of unknown type, origin or quality).

It is notable that all of the pit features appear to have been filled / levelled / landscaped during the approximate same period, circa 1970. This pre-dates the construction of the A3(M)

(1975-1982), but is within the approximate period of construction for the Havant by-pass (1965-1973). Part of site is marked as 'Artificial Geology', which is typical for substantial deposits of earth spoils from large civil engineering projects. This is a plausible source of the quantity of imported fill material required to level former pits on this scale, and over this apparently short time-frame.

The site is not listed as formerly licensed or pre-licensing landfill, and appears to have been filled with a significantly greater rapidity than would be expected for a domestic or mixed waste fill operation. Further, contemporaneous local facilities to cater for domestic & mixed waste disposal existed during this period, interpreted as reducing the likelihood of this site being used for that purpose.

Further, fill dates immediately pre-dates / coincides with residential development at Cherry Tree Avenue and Greenfield Crescent. This strongly indicates a planned / engineered fill, as opposed to a (potentially harmful / methanogenic / unstable) waste deposition.

Planning archives for these developments may include relevant geotechnical information (not checked at this stage), however I am not aware of any acute issues being reported to the Council over the past ~45yrs in relation to stability / gas / fire or other acute issues that might be associated with properties at Greenfield Crescent or Cherry Tree that overlie the filled pits.

It is notable that the subject building is contemporaneous with (& could possibly pre-date) the operation of the extraction pits & settlement ponds, and does not does not overlie the filled areas. If in residential use during the operation of the brick & tile works, waste deposition within the curtilage is not particularly likely. The indicated curtilage is not "risk-free", as substantial deposits of made ground are likely to be present. It is however considered likely that the fill will predominantly represent inert material (earth spoils) - with low chemical / environmental risk, and low content of putrescible materials.

I am mindful that this application is for change of use only and that residential use is already permitted on site. Accounting for the site history & the absence of any indication of acute risks in association with filled land (e.g. where properties overlie these features), it is not considered that there should be sufficient concern as to justification a recommendation for refusal of this application.

If any application were to be received for a comprehensive redevelopment (or substantial new structure) within the curtilage of this site, or the wider Padnell Grange site (e.g. on or within a 25m buffer of the marked areas of fill) - it is very likely that Environmental Health would seek to secure confirmation of the risk status should as a condition of consent. Any development on land formerly occupied by brick kilns, clay mills etc. would be required to establish soil quality and ensure that it is suitable for the proposed future use.

With specific reference to the prior notification application, I have no adverse comment to make.

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

Mr. Jonathan Driver
Environmental Control Officer