

HAVANT BOROUGH COUNCIL

Town & Country Planning Act 1990

Consultation on Planning Application

MEMORANDUM

From:	Environmental Health	To:	Development Control
Our Ref:	DCS/EH/JPD/141103001	Your Ref:	[As Application Ref:]
Ext. No:	6677	Date:	03/11/2014

DC Case Officer: Richard Nash
Application Number: APP/14/01107
Site Address: Land Adjacent to Ben Hall, Hambledon Road, Waterloooville, PO7 6XB
Proposed Development: Construction of a three storey dwelling to provide 10No. 2 bed apartments with associated cycle/ bin storage, parking and front boundary gates and railings.

Observations / Comments:

This case has been allocated to Mr. Mark Moss for comment regarding noise, lighting, and any other possible nuisance issues.

The comments made here relate to Ground Contamination only, and should be read without prejudice to previous objections made with respect to unresolved noise concerns.

Summary

I have briefly looked over the application documents to establish the context in terms of the type of accommodation, and position of the building on the plot. I have looked at the site history & environmental context. One condition is proposed, relating to unexpected contamination.

The rationale, and suggested Condition wording are presented in the comments section below.

Comments

Site History / Context -

- The application site has remained undeveloped since the earliest available mapping – although the site is shown as being bisected by either a field boundary, or land drain (unclear).
- In 1867, the site North-Eastern half of the site is marked as sparse broadleaf woodland, forming part of Old Park (farm), and likely used for the keeping of game.
- A Pond is shown on the South-Western half of the site in 1898, of relatively small size (40m²). This water feature was infilled sometime between 1962 & 1965.
- With respect to the development of adjacent land, the dwelling known as Ben Hall was constructed some time between 1909 & 1932, and the commercial properties to the North of Waterberry Drive were constructed between 1992 & 2004.

Environmental Concerns –

- Commercial property at Waterberry Drive is recent, notably post-dating the Environmental Protection Act. It is expected that the standards of housekeeping and levels of environmental would be good (compared with a historic industry), and that any liquid product storage tanks / facilities at these premises are likely to incorporate spill / pollution protection measures. For these reasons, I would regard these commercial properties as being of lower risk than an industrial / commercial area that has been present since before 1970 (i.e. prior to the introduction of the Control of Pollution Act 1974)
- There is a surface water course between the commercial premises, and the application site. It is likely that any contamination associated with shallow groundwater would not traverse the surface water, rather it is likely that near surface groundwater (or other shallow migrating contamination that would be of concern for human receptors or critical services such as potable water) would be in continuity with the surface water.
- The shallow & underlying geology is clayey, with a high organic content, a high affinity for attenuation of hydrocarbons, and being generally non-productive with respect to groundwater. Organic contaminants originating from outside the application site are therefore likely to have limited mobility (are less likely to reach the application site in quantities likely to cause harm)
- The infilled drainage pond on site could be a local source of soil gas, and could contain waste materials. The feature is small however, and is unlikely to have been used on an organised basis for waste disposal. It is likely that some made ground exists in the vicinity of this feature, and given the fill date, there is a potential that any made ground encountered could contain asbestos containing materials.
- The proposed scheme consists of relatively low-risk residential – omitting private garden areas, the majority of units being ‘above ground floor’, and the building footprint avoiding the expected location of the possible made ground.

Conclusions –

- There are no known potentially contaminating landuses or activities on the application site.
- It is considered unlikely that the application site is affected by contamination originating from the modern commercial / industrial area to the South West.
- There is a surface water feature at the application site that is considered to be potentially associated with filled land / made ground.
- There is considered to be insufficient environmental concerns with respect to the site to justify a full site investigation / remediation condition, however, as there is a slight risk of encountering a small area of fill / made ground. *For this reason it is considered reasonable to include a condition relating to the treatment of potentially contaminated land, in the event that it is identified during groundworks (see below)*

Proposed Condition –

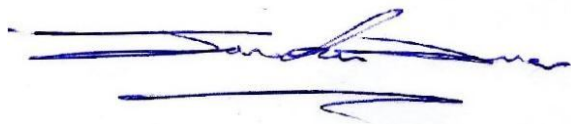
Condition 1

If, during development, evidence of possible or probable contamination is found to be present at the site (for example, odorous or stained ground, seepages or groundwater) then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted a remediation statement detailing how this unsuspected contamination shall be dealt with. The applicant must obtain written approval from the local planning authority prior to implementation, and the remediation statement shall be implemented as approved.

Reasons: *To ensure that no contamination sources exist or remain on the application site that may pose an unacceptable risk to future residents, buildings, potable supplies or other services. This condition is in line with paragraphs 109 and 121 of NPPF, policies DM10 of the Havant Borough Adopted Core Strategy (2011) and DM17 of the Draft Local*

*Plan (Allocations) 2012 and to the policies and proposals E1 of the Hampshire County
Structure plan 1996-2011 (Review).*

Best Regards,

A handwritten signature in blue ink, appearing to read 'Jonathan Driver', with a long horizontal flourish extending to the right.

Jonathan Driver
Environmental Control Officer