

HAVANT BOROUGH COUNCIL
Town & Country Planning Act 1990
Consultation on Planning Application

MEMORANDUM

From:	Environmental Health	To:	Development Control
Our Ref:	DCS/EH/JPD/131115002	Your Ref:	[As Application No.]
Ext. No:	446677	Date:	15/11/2013

DC Case Officer: Mrs. Sally Smith
Application Number: APP/13/00958
Site Address: Land on North of Mill Rythe Lane, Hayling Island
Proposed Development: Change of use of unit 1 from B1/B2 to B1/B2 or A1 (Marine Chandlery) and partial change of use and internal subdivision of Unit 2 to allow use class B1/B2 or sui generis use for storage of equipment and cleaning shellfish in connection with use as a fisherman workshop and store in Unit 2A.

Observations / Comments:

The application site has previously been used for purposes including boat building and the storage of end-of-life vehicles awaiting breaking. These activities are considered to be potentially contaminating, and as such a degree of contamination would not be unexpected within the soils &/or groundwater at this site.

The application site boundary is within 50m of internationally designated marine habitats. These habitats are considered to be sensitive to inputs of contaminants from the land or groundwater (which is likely to be continuous & tidally influenced at this location).

It is regrettable that the opportunity was not taken to require a site investigation at the time of granting the initial consent, for the purpose of confirming the level of contamination risk (be it high, or negligible) that this site might pose to the harbour. It is understood however that the original consent was granted several years ago, and subsequent amendments were reviewed on the basis of the precedent set by way of the original consent. Both Environmental Health & the Environment Agency were consulted on subsequent applications, and it is acknowledged that no conditions were sought with respect to ground conditions, pollution or contamination by either consultee.

Whilst contamination could potentially be present at the application site, the scope of these proposals (change of use, and minor internal alterations) is considered to be insufficient to justify a requirement for assessment of soil & ground conditions.

It is understood however that unit 5 has not yet been progressed. It may be appropriate to require some ground investigation / assessment of contamination potential if this part of the scheme requires an updated, revised or renewed consent in future.

With specific reference to the current application however, I have no adverse comments or objections, and I propose no environmental conditions.

Best Regards,



Jonathan Driver
Environmental Control Officer