

HAVANT BOROUGH COUNCIL

Town & Country Planning Act 1990

Consultation on Planning Application

MEMORANDUM

From:	Environmental Health	To:	Development Control
Our Ref:	CONS/15/00062	Your Ref:	APP/14/01301
EH Case Officer Extn:	44 6677	Date:	16 January 2015
DC Case Officer:	Daphney Haywood		
DC Case Officer Extn:	44 6513		
Application Number:	APP/14/01301		
Site Address:	Tealwood Co Ltd, Sultan Road, Emsworth, PO10 7PP		
Proposed Development:	Change of use from B1 commercial / industrial to residential use for 4No dwellings comprising of 3No. 2 bed terraced houses and 1No. 3 bed detached house, with associated landscaping and parking, utilising existing access		

Observations / Comments:

I have reviewed the proposals & layout plans for this for this application, and would like to make comment with respect to contamination / pollution risk.

The Planning & Marketing Statement indicates that the premises has been in commercial use for at least 39 years for activities relating to printing (5.14; planning & marketing statement). Prior to this, a small building of unknown use was constructed between 1932 & '53 at the Northern Boundary of the site, set back from the apparent Sultan Road building line. The single story workshop was constructed between 1953 & '69, with this building being occupied by Tealwood from around 1976.

The original building at the Northern (Sultan Road) end of the site had been extended by 1980, connecting it to the workshop unit (considered as an indication that it was in commercial use at this time). A further redevelopment, possibly comprising a demolition & rebuild, was undertaken between 1992 & 2004.

The existing units are also noted to be 'sub-market standard' in it's current condition, being in need of repair / renovation, and to include asbestos containing materials nearing the end of their service life (3.05 & 3.07; planning & marketing statement). The building is noted to have been maintained to a sufficient degree that it remains water-tight & in structurally sound condition, however the construction date and condition description leaves open the possibility of pathways to soil from workshop & storage areas.

Contamination Risk

Printworks are considered to be a potentially contaminating landuse, with potential for release of organic hydrocarbons (VOC's & PAH's and other congeners associated with solvents & plastics), as well as metal & metal oxides associated with pigments.

Given the period of use for printing. the uncertain prior use (considered likely to have been of a commercial nature), and the poor condition of the property (i.e. possible pathways to soil from any tanks, storage and handling areas where spills may have occurred)- it is considered that the site may be affected to some degree from contamination.

The presence previous structures on the site (& their subsequent demolition / redevelopment) also represents a likelihood of made ground being encountered at the site, and a corresponding risk that this may contain materials that could pose a risk to health.

Receptors

The site is less than 100m from a controlled water (main river channel, River Ems). This feature could constitute a sensitive receptor in respect of Environmental Quality Standards, in the event that gross contamination (in liquid or soluble form) is present on the site; or in the event that a preferential migration pathway (such as granular backfill around a service duct) provides a rapid, direct and low attenuation migration route toward this receptor.

The principle receptor of concern is however considered to be the proposed residential dwellings. sections 3.02 & 7.19 of the planning & marketing statement (along with the proposed site layout) confirm that the site is to be fully landscaped to 'provide private and general amenity space for the dwellings' and 'the provision of small front, and larger rear gardens for the houses'.

The existing floorplan confirms that workshop uses comprise approximately 50% of the ground floor area of the Sultan Road (2 storey) building , and consequently there is an overlap of both the private garden areas & accommodation of all proposed 4 units with areas of the site that have been in use for potentially contaminating activities.

Conclusions

the potential contamination risk associated with this site is not considered likely to represent a barrier to viability, or to the granting of consent. If development control are minded to grant consent for these proposals, I would however request that the following conditions be included on the decision notice.

Condition 1

Prior to the commencement of any specific phase of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), a scheme to deal with the risks associated with the possible contamination 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 desk study &/or site walkover survey identifying:*
 - All previous uses,*
 - potential contaminants associated with those uses,*
 - a conceptual model of the site indicating sources, pathways and receptors, and;*
 - a summary of potentially unacceptable risks arising from contamination at the site.*
- 2. A site investigation scheme based on (1), to provide sufficient information to support an appropriate assessment of the risks to all receptors that may be affected, including those off site.*
- 3. The results of the site investigation and risk assessment (2) and if appropriate, an options appraisal and remediation strategy based on these results giving full details of the remediation measures required and how they are to be undertaken.*
- 4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy (3) are complete, identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.*

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

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); Contamination may be present at the site as a result of both previous & current landuses (&/or activities) at the site that could pose a risk to future site occupiers.

Condition 2

"No occupation of any part of the permitted development shall take place until any verification report that may be required under **Condition 1** has been submitted to and approved in writing by the Local Planning Authority.

The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan, and must demonstrate that site remediation criteria have been met. It shall also include any plan identified as being necessary for longer-term monitoring of pollutant linkages (a "long-term monitoring and maintenance plan"), including provision for maintenance and contingency action. The long-term monitoring and maintenance plan shall be implemented as approved unless otherwise agreed in writing by the Local Planning Authority"

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); Contamination may be present at the site as a result of both previous & current landuses (&/or activities) at the site that could pose a risk to future site occupiers.

Condition 3

"If, during development, contamination not previously identified on site is found to be present, no further development (unless otherwise agreed in writing by the Local Planning Authority) shall be undertaken until a report has been submitted to and approved by the Local Planning Authority that details 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: 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); Contamination may be present at the site as a result of both previous & current landuses (&/or activities) at the site that could pose a risk to future site occupiers.



Mr. Jonathan Driver
Environmental Control Officer