

HAVANT BOROUGH COUNCIL

Town & Country Planning Act 1990

Consultation on Planning Application

MEMORANDUM

From:	Environmental Health	To:	Development Control
Our Ref:	DCS/EH/JPD/141016001	Your Ref:	[As Application No.]
Ext. No:	446677	Date:	16/10/2014

<u>DC Case Officer:</u>	Stephen Andrews
<u>Application Number:</u>	APP/14/01019
<u>Site Address:</u>	Barn on land Adjacent to Old Manor Farm, 15 Lower Road, Havant

Proposed Development: (Prior Notification Application for) Change of use from agricultural building to a flexible use (within classes A1, A2, A3, B1, B8, C1 or D2) subject to prior approval covering flooding, highways and transport issues, noise impact and contamination risks on site.

Observations / Comments:

This application is a resubmission of application number APP/14/00671, with the addition of a transport statement. Comments made previously are still considered to apply. Previous comments are reproduced below for completeness of records.

Summary

No Adverse Comments

Ground Contamination

The barn unit in its self is of modern construction (post 1982, pre 1991). Its exact usage is unknown, but from its design & appearance, it is assumed that its purpose would be the (covered) bulk storage of agricultural product (potentially including liquid or powdered chemical products) or the storage & maintenance of agricultural plant & machinery. These uses are considered to be potentially contaminating, and agricultural buildings of this type are typically also associated with the presence of made ground (which can also pose a contamination risk, depending upon source and composition).

Were the proposals to relate to a comprehensive redevelopment of the site for a sensitive landuse, I would consider it necessary to undertake a site walk-over/desk study (appraisal), and limited site investigation to confirm that no unacceptable risks to human health exist.

The uses proposed are relatively low-risk in terms of human exposure, and are unlikely to materially affect the perceived risk profile of the site as a potential source of contamination.

Whilst the building remains in use for commercial purpose, it is unlikely that any contamination that might be present will be at such a concentration as to be regarded as an unacceptable risk with respect to the exposure of employees or customers.

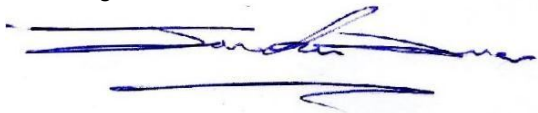
On this basis, I do not consider ground contamination to be materially significant in respect of determining this application.

Air Quality

Existing traffic flows on Lower Road are expected to be below 5,000 vehicles per day. It is accepted that a change of business use at the barn (particularly to a class such as B8) may result in a significant proportional increase in road traffic on Lower Road, particularly with respect to Light & Heavy / Articulated goods vehicles. However, the baseline traffic loading at Lower Road is such that air quality is unlikely to be significantly influenced by existing local traffic, and whilst the development may materially impact the air pollution levels attributable to the local road traffic, this is unlikely to have a significant impact on the overall exposures at existing residential property.

Issues relating to road traffic may be material from other perspectives (e.g. highways, or parking), but I cannot reasonably object to this application on the basis of the impact upon local road traffic flows & their influence on air quality.

Best Regards,



Jonathan Driver
Environmental Control Officer