

HAVANT BOROUGH COUNCIL

Town & Country Planning Act 1990

Consultation on Planning Application

MEMORANDUM

From:	Environmental Health	To:	Development Control
Our Ref:	DCS/EH/JPD/141015001	Your Ref:	[As Application Ref:]
Ext. No:	6677	Date:	15/10/2014

DC Case Officer: Heather Lealan
Application Number: APP/14/01004
Site Address: 2 New Road, Havant, PO9 1DE
Proposed Development: Proposed new two storey office block and car parking.

Observations / Comments:

Laurent has been allocated this application for comment on nuisance issues, hours of operation, and light pollution (etc).

The comments made here relate to possible Ground Contamination only, and should be read without prejudice to comments made / to be made under separate cover from Environmental Health.

Ground Contamination

This parcel of land has not previously been extensively developed, and has no recorded use in association with the railway (station / crossing, or related storage / sidings etc.). The land parcel was green field from the earliest mapping (1867), and was possibly incorporated in the curtilage of #2 New Road when it was constructed sometime between 1897 & 1909.

The land parcel was marked as being separate from 2 New Road in 1959 (current boundary). The extant electricity substation was constructed shortly after, sometime between 1959 & 1963. At the same time a rectangular structure was constructed in a central position on the plot, suggestive of electrical switchgear or pumping station housing, although no specific use appears in that map notation and the building is not 'addressed'. This structure was demolished between 2001 & 2004.

Electrical substations (and other electrical & telecommunications installations) can give rise to contamination from polychlorinated biphenyls (PCB's), polycyclic aromatic hydrocarbons (PAH), and asbestos fibres. It is acknowledged that there are no known issues with the extant sub-station, and that the proposals do not include removal or replacement of the facility.

The use of the former structure occupying the centre of the application site is less clear, and it is possible that some localised contamination could be associated with this feature. The local geology is noted to be potentially conducive to migration (being a Head deposit of heterogeneous character / variable composition), and the site is located within 75m of an Source Protection Zone 1 (for Havant & Bedhampton Springs)

The degree of risk posed by the site to future site user, or the groundwater environment is unknown, as the use of the former structure on site is unknown.

The presence of a measureable degree of contamination on the site is considered possible, but it is equally acknowledged that there is no specific or definitive information to suggest that the site is *likely* to be *significantly* contaminated.

A commercial development is less sensitive than a residential scheme, and with respect to groundwater, unless gross contamination were present on the site, migration distances of >50m are not considered to be likely.

In consideration of the degree of perceived risk, and both the nature & scale of the proposals, I would request that the following condition be applied to any consent granted in respect of this application:

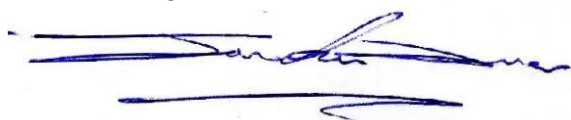
Condition 1

If, during development, contamination not previously identified is found to be present at the site, then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has undertaken an appropriate assessment and submitted remediation method statement to the local planning authority detailing how this unsuspected contamination shall be dealt with. Written approval for the remediation method statement shall be obtained from the local planning authority prior to implementation, and the remediation 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 site users, offsite residential land uses, 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).*

Please be aware that residential land use at this site would require confirmation of the status of the site with respect to its contamination risk. Any application for a more sensitive use of the site would attract additional requirements.

Best Regards,



Jonathan Driver
Environmental Control Officer