HAVANT BOROUGH COUNCIL

Town & Country Planning Act 1990

Consultation on Planning Application

MEMORANDUM

From:	**Environmental Health**	**To:**	**Development Control**
Our Ref:	CONS/25/01185	**Your Ref:**	APP/25/00113
EH Case Officer Extn:	44 6677	**Date:**	06 June 2025

DC Case Officer: Tina Pickup
DC Case Officer Extn: 44 6461
Application Number: APP/25/00113
Site Address: 1 Industrial Estate, Palmers Road, Emsworth, PO10 7DH
Proposed Development: Application for change of use from B2 to E retail for use as a store selling pet food and products. Associated works including the installation of double glazed window and door to front elevation.

Observations / Comments:

Contamination

The site is likely to be affected to some degree by contamination from both on-site & off-site/adjacent sources. Controlled waters and sensitive human receptors are present nearby. Some potential liability for owners going forward, however, I note that there are no groundworks required, so there is no reasonable opportunity to investigate & address the degree of contamination at the site.

The exposure risk-profile would remain unchanged following the change of use, and the pollution(/future contamination-) risk would be reduced, with the proposed retail use being intrinsically lower risk use than motorcycle repair. A requirement to quantify & mitigate contamination risk would be disproportionate for this proposal.

No objections arise.

Air Quality

In terms of the traffic objections – I would agree with objectors that both traffic circulation & parking on Palmers road / Palmers industrial estate is hampered, and that this could be problematic from an amenity perspective for a business which draws high levels of customer footfall. However, I would expect that analysis would show the net change in traffic demand arising from the proposed business (relative the existing/prior-) to be unlikely to be material from an amenity perspective, and to fall well below the level of net change required to have a material impact on emissions.

I would also expect that the shift from a motor- focussed business to a retail business to represent a net reduction in local emissions, to the benefit of existing residents.

A marginal net-positive air quality impact would be expected in connection with this development. No objections arise.

Mr. Jonathan Driver
Environmental Control Officer