

HAVANT BOROUGH COUNCIL

Town & Country Planning Act 1990

Consultation on Planning Application

MEMORANDUM

From:	Environmental Health	To:	Development Management
Our Ref:	PR202607-112784	Your Ref:	APP/26/00150
EH Case Officer Extn:	6674	Date:	17/07/2026
DM Case Officer:	Tina Pickup		
Application Number:	APP/26/00150		
Site Address:	79 London Road, Waterlooville, PO7 7EL		
Proposed Development:	Retention of one class E commercial unit at ground floor level and change of use of the remainder of the building to a 12-bedroom (14-person) house in multiple occupation (Sui Generis), including part ground and first floor rear extensions and construction of a mansard roof extension at 79-79A London Road Waterlooville		

Observations / Comments:

Comments here relate to contamination risk only, and should be read without prejudice to any comments made under separate cover by any of my nuisance & amenity or my housing colleagues.

The development land has been brownfield for as far back as available records, having been initially developed (probably as a residence) prior to 1879. It is not clear Commercial property typical when the property was brought into use for commercial purposes, but it is known that it has been in use for commercial purposes since at least 1949.

Commercial property will have uncertain history with respect to potentially contaminating landuse, with risk being directly driven by the activity of the occupants, which would vary widely over the history of the property. There are however not many uses capable of leading to gross contamination which might affect a ground-floor conversion such as the one proposed at any significant distance from the land used for that purpose (dry cleaners, garage services, and retail sale of fuel are examples).

The planning history for the immediate vicinity of this development land is extensive, comprising 36 archive (pre-2008) consents relating to no79 & 79A London Road itself, and more than 330 in a 50m radius of the property curtilage.

It has not been possible to screen all of these planning files for potential sources, but I have reviewed the consents relating to the development land and it's immediate neighbours, and helpfully, some of these files did contain reasonably legible block plans which included notable occupiers/commercial uses in the vicinity.

This incomplete, but 'reasonable-efforts' search has not identified any potentially contaminating commercial landuse at the property, or within its immediate (reasonably relevant-) vicinity.

Accordingly, *no objections are raised, and no conditions are proposed.*

This conclusion is offered on the basis that potentially harmful contaminants that might be present within the superstructure of 79/79A London Road (e.g. especially asbestos) are regulated under separate control regimes, and with reference to NPPF'24 para. 201 are considered non-material to planning purposes, on the assumption that those controls (e.g. control of asbestos regulations 2012) will function effectively.

Mr. Jonathan Driver
Environmental Control Officer