

HAVANT BOROUGH COUNCIL

Town & Country Planning Act 1990

Consultation on Planning Application

MEMORANDUM

From:	Environmental Health	To:	Development Control
Our Ref:	PR202610-116088	Your Ref:	APP/26/00611
EH Case Officer Extn:	44 6677	Date:	06 Oct 2026
DC Case Officer:	Robert Riley		
Application Number:	APP/26/00611		
Site Address:	52 Birch Tree Drive, Emsworth, PO10 7RY		
Proposed Development:	Single storey extension to replace existing extension and garage		

Observations / Comments:

From a contamination perspective, no.52 is coincident with the curtilage of Redlands Nursery (<1897->1966), which is a landuse considered to be potentially contaminating (generally via heating systems and traditional coatings, but also via soil conditioners/pesticide preparations).

The site is associated with at least two chimneys significant enough to have been mapped, so it is expected that a substantial heating system will have been in place at the site when it was operational, and some contamination at the wider site is possible. Given the age of the installation, both oil and coal fuel sources are possible, and the site is substantial enough that local production of town gas cannot be entirely ruled out (this is sometimes a feature of larger estates).

However, I also note that the extant property is residential, is located at the periphery of the Redlands site, and is not coincident with any (mapped) built structure. There's no change in (exposure) risk profile at no. 52 as a result of the proposed development, and I don't think it likely that the development will hamper access to contamination that ought to be addressed (all of the highest risk areas of the Redlands site are outside the curtilage to no.52).

Consequently, no objections are raised, and I do not propose any proactive site assessment/remediation requirements. I do however think it prudent to include a condition to impose a duty to monitor & notify in the event that any suspected contamination is encountered during groundworks, to cover the small but not-negligible risk

Condition [X] - Contamination Watching Brief/Unexpected Contamination

"Reasonable vigilance for the presence of contamination and soil hazards shall be maintained during all groundwork. In the event that any significant buried waste material or suspected contamination is encountered (e.g. significant deposit of 'made' soil, or any obviously contaminated, stained, discoloured or odorous soil/groundwater); works in affected areas of the site shall cease until the Local Planning Authority has been notified of the discovery and a scheme to deal with the risks associated with the suspected contamination has been submitted to- and approved in writing by- the Local Planning Authority.

The scheme may take a proportionate approach to the degree of formality adopted and may comprise separate results / reports / statements as appropriate, but unless specifically excluded by agreement shall include;

- 1) *Investigation in the vicinity of the suspect material, sufficient to characterise its nature, likely extent & mobility,*
- 2) *An appropriate assessment of the risks to all receptors that may be affected, based upon 1), and;*
- 3) *Where potentially unacceptable risks are identified by 2), a Remediation / Risk Management Strategy that includes appropriately considered remedial objectives and clearly defined proposals for achieving these, having due regard to sustainability*

Any investigation, assessment or other actions required by 1)-3) above (and B, below) shall be undertaken & documented by persons competent for the level of task, and the findings presented in a written format. The scheme shall be implemented as approved.

Prior to the occupation of any relevant part of the permitted development, EITHER of the following shall be submitted to the Local Planning Authority;

- A) *A written statement confirming that no suspected contamination was identified during development, OR;*
- B) *Documentation in accordance with 1) & 2) above; together with a Verification Report (where appropriate) which demonstrates that the agreed remediation objectives (3)) have been met.*

Reason: Prior landuse is of a type which may be associated with discrete deposits of contaminating material / contaminated soils that could pose a risk to future occupiers of the site and if present, are likely to be readily identifiable by visual and olfactory means. This is in line with DM10 of the Havant Borough Local Plan (Core Strategy) 2011, DM17 of the Havant Borough Local Plan (Allocations) [2014], and National Decision-Making Policy P2 under the 2026 National Planning Policy Framework (NPPF)."

Informative - Contamination Watching Brief/Unexpected Contamination

"Condition [X] aims to identify and address any significant contamination present at the property. Given the nature of the historic use of land now occupied by the residential property, it will be particularly important to look out for black/grey staining of soils, frequent inclusions of coal, coal dust, ash, or soils with an unusual or organic odour. Similarly, any oil, tarry substances solvent- or sulphurous odours-, any blue/green ashy material or spongy/friable rusty deposits should be considered to be contamination for the purpose of condition [X]. It is recognised that this is a householder development - following any notification, steps required under parts 1)-3) & B may be agreed in consultation the Council. It is not expected that a discovery should automatically trigger a need to commission a professional report. If any doubts arise, Environmental Health should be contacted for advice."

Conclusions

No objections on contamination grounds, subject to conditions & informative outlined above.

Mr. Jonathan Driver
Environmental Control Officer