# MEMORANDUM

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| **From:** | Head of Housing & Environmental Health | **To:** | Head of Development Control |
| **Author:** | David Reed | **FAO:** | Gary Osmond |
| **Extension:** | 3352 | **Extension:** | 8490 |
| **My Ref:** | EPCST/13/02152 | **Your Ref:** | F/13/72626 |
| **Date:** | 24 June 2013 | **cc:** | |

**F/13/72626 - Single storey rear extension**

**33 LONGMEAD AVENUE, BISHOPSTOKE, EASTLEIGH, SO50 6EP**

This Service has identified the above application on a recent planning list. I have reviewed the information provided and wish to make the following comments:

- The application site is located with the area of a former brick works, as shown on historical ordnance survey mapping
- The proposed development includes a ground floor bathroom
- The existing property is part of a semi-detached pair of residential properties

As the proposed development has the potential to be effected by contaminants in the ground or gases / vapours associated with the former brick works, I recommend that the following condition is imposed:

***"No development shall take place until the applicant has carried out an adequate assessment of the risks, to or arising from, the proposed development, and a report of this assessment, including recommendations for protection of the development, has been received and approved in writing by the LPA. [British Standard BS10175:2011 'Investigation of potentially contaminated sites – Code of Practice' is a useful source of advice on site investigation] Any recommendations for protection of the development, the remediation scheme, must be supervised by a competent person and a completion certificate provided by that person to the LPA to certify that the works have been implemented in accordance with that scheme."***

The applicant should be advised that *in advance of the commencement of development* the condition requires that the assessment be completed and approved. Also that as a result of the assessment, amendments to the design of building structures may be required, further that adequate provision of time needs to be made so the assessment can be completed before works commence on site.

The applicant should also be advised to contact Environmental Health to discuss the options open to them in order to comply with the above condition.

Further information and advice about developing 'Brownfield Land' can be found on the Council's website. The relevant web-page is entitled 'Development of Brownfield Land'.

Should you wish to discuss the matters raised here I shall of course be pleased to do so.

**David Reed**
**Scientific Officer**