MEMORANDUM

From:	Head of Housing & Environmental Health	**To:**	Head of Development Control
Author:	Fiona Goode	**FAO:**	Gary Osmond
Extension:	8308	**Extension:**	8490
My Ref:	EPCST/13/00731	**Your Ref:**	F/13/72020
Date:	06 March 2013	**cc:**	

F/13/72020 - Single storey side and rear extension

408 FAIR OAK ROAD, FAIR OAK, EASTLEIGH, SO50 7AD

This Service has identified the above application on a recent planning list. I have reviewed the information provided and note that the application site is:

- Located within 40m of a former refuse tip, as shown on historical ordnance survey mapping
- On highly permeable strata

As the proposed development has the potential to be effected by gases / vapours from the former tip/ landfill site, 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'.

We recommend that the following conditions are imposed for amenity protection reasons.

HOURS OF WORK

No construction or demolition work must take place except between the hours of 08:00 to 18:00 Mondays to Fridays or 08:00 to 13:00 on Saturdays and not at all on Sundays or Bank Holidays.

NO BURNING

The burning of materials obtained by site clearance or from any other source must not take place without the prior written consent of the local Planning Authority.

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

Fiona Goode
Scientific Officer