MEMORANDUM

From:	Head of Housing & Environmental Health	**To:**	Head of Development Control
Author:	David Reed	**FAO:**	Kitty Budden
Extension:	3352	**Extension:**	8266
My Ref:	EPCST/12/02792	**Your Ref:**	F/12/70984
Date:	09 July 2012	**cc:**	

F/12/70984 - Single storey side and rear extension

77 CHURCH ROAD, BISHOPSTOKE, EASTLEIGH, SO50 6DR

Thank you for consulting this Service on the above application. I have reviewed the information provided / that held by this Service and I would like to make the following comments:

- The development site is located adjacent to a former licensed landfill site (Breach Farm; reference number 9/16), which is shown on the historical aerial photography that this Service holds and old planning records
- The proposed development includes the reworking of the internal structure, requiring the relocation of services that are usually located within the floor structure

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

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

David Reed
Scientific Officer