MEMORANDUM

From:	Head of Housing & Environmental Health	**To:**	Head of Development Control
Author:	David Reed	**FAO:**	Gary Osmond
Extension:	3352	**Extension:**	8490
My Ref:	EPCST/13/00027	**Your Ref:**	F/12/71675
Date:	22 January 2013	**cc:**	

F/12/71675 - Construction of multi-use games area

HILTINGBURY RECREATION GROUND, HILTINGBURY ROAD, CHANDLER'S FORD

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 application site is located within a sand pit / gravel pit, as shown on the historical Ordnance Survey (OS) mapping held by this Service
- Records we hold, including a report commissioned in 2000, shows that this area was later used as a land fill site
- These records also confirm that domestic waste was encountered, closer to the surface than was expected, during the excavation work for the adjacent skate park, that was built in approximately 2003
- It is noted within the Design & Access statement that it is proposed to reuse excavated material on site for ground sculpting and leveling
- The natural geology for the site is highly permeable gravelly sand
- The proposed site, located adjacent to the existing skate board park, is within 50m of existing residential properties
- It is understood that no lighting is proposed with this development. This Service would ask that we are consulted on any future applications due to the impact on the existing residential properties.

We have concerns about the noise impact on the existing properties from the intensification of the area, with the combined noise from the skate park and proposed MUGA and the times when it will be used. We also have concerns about the impact of the potential contaminants in the ground and / or gases & vapours from the former landfill site on the intended users of the facility and the workers during the construction phase.

We would therefore advice that these need to be adequately assessed and recommend that the following conditions be imposed:

Land contamination

"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'.

Noise
"Prior to commencement of development, an adequate noise assessment has been submitted to, and approved in writing by, the Local Planning Authority (LPA). The report shall consider the impact of the proposed MUGA and the existing skate park which adjoins the development site, on the existing residential properties and if required, include a scheme of mitigation measures to control the impact on these properties. Any recommendations must then be implemented in full, unless varied with the written permission of the LPA, in advance of the implementation."

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

David Reed
Scientific Officer