

**From:** Scott, Neil  
**Sent:** 14 September 2022 17:34  
**To:** Harrison, Liz  
**Cc:** Pyke, Jon  
**Subject:** Pollution Control Land Contamination F/22/93194 THE AGEAS BOWL - Full planning application for the erection of 185 dwellings, a 71-bedroom care home (Use Class C2), a 142-bedroom hotel (Use Class C1), a well-being centre (Use Class E / F2), a new pavilion

Hello Liz

Thank you for consulting us on the above application, with regard to land contamination only, we have the following comments:

We have reviewed the report by WSP 'Geo-Environmental Preliminary Risk Assessment', Ref: 70073579-PRA001, dated JANUARY 2022. The report concludes that a site investigation is carried out based on the following:

*"It is recommended that a ground investigation is designed based on the following technical objectives:*

- *Characterisation of the underlying ground and groundwater via intrusive investigation;*
- *Undertake soil and groundwater sampling for contamination analysis;*
- *Undertake ground gas and groundwater monitoring;*
- *Provide an assessment of risks to human health and controlled waters; and,*
- *Provide an assessment of geotechnical soil properties for the areas proposed to be developed"*

On this basis we would recommend that the application is conditioned to require site investigation and assessment to be carried out, and where necessary remedial works (and verification thereof) to ensure risks from land contamination are adequately addressed. We would also recommend that a condition be applied requiring any imported soils to site to meet with the approval of the LPA. To achieve this we recommend that the following conditions below be imposed.

Regards

Neil

Conditions:

A. No work shall commence on site until the following has been submitted to, and approved in writing by the LPA:

- a. Report of Preliminary Investigation comprising a Desk Study, Conceptual Site Model, and Preliminary Risk Assessment documenting previous and existing land uses of the site and adjacent land in accordance with UK Land contamination risk management (LCRM) national guidance and including BS10175:2011+A2:2017 Investigation of potentially contaminated sites - Code of Practice, and, unless otherwise agreed with the LPA,
- b. Report of a site investigation documenting the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the Preliminary Investigation and in accordance with BS10175:2011+A2:2017, and BS 8576:2013 and unless otherwise agreed with the LPA,
- c. Detailed site specific scheme for remedial works and measures to be undertaken to avoid the risk from contaminants and/or gases when the site is developed and proposals for future maintenance and monitoring

Such a scheme shall include nomination of a competent person to oversee the implementation of the works."

B. The development hereby permitted shall not be occupied / brought into use until there has been submitted to the LPA verification by the competent person approved under the provisions of condition A(c) that any remediation scheme required and approved under the provisions of condition A(c) has been implemented fully in accordance with the approved details (unless varied with the written permission of the LPA in advance of implementation).

Unless agreed in writing with the LPA such verification shall comply with UK Land contamination risk management (LCRM) and the guidance contained in EA Guidance for the Safe Development of Housing on Land Affected by Contamination - R&D Publication 66: 2008. Typically such a report would comprise:

- a. A description of the site and its background, and summary of relevant site information,
- b. a description of the remediation objectives and remedial works carried out
- c. verification data, including - data (sample locations/analytical results, as built drawings of the implemented scheme, photographs of the remediation works in progress, etc.
- d. Certificates demonstrating that imported and / or material left in situ is free from contamination, gas / vapour membranes have been installed correctly

Thereafter the scheme shall be monitored and maintained in accordance with the scheme approved under condition A(c)"

C. Where soils are to be imported to site to make up topsoil or subsoil that these should meet with the approval of the LPA, prior to use on site, so as to ensure that such soils are of suitable quality, and not contaminated such that they give rise to adverse impacts through the creation of pollutant linkages.

## Neil Scott

### Senior Pollution Control Officer

Service Delivery - Specialist Services - Environment

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**From:** Planning (Eastleigh Borough Council) <planning@eastleigh.gov.uk>

**Sent:** 13 September 2022 11:52

**To:** Planning @ Eastleigh Borough Council <Planning@eastleigh.gov.uk>

**Subject:** Planning App Consultation Request Internal F/22/93194

**Application No:** F/22/93194

**Address:** THE AGEAS BOWL, MARSHALL DRIVE, WEST END, SOUTHAMPTON, SO30 3XH

**Description:** Full planning application for the erection of 185 dwellings, a 71-bedroom care home (Use Class C2), a 142-bedroom hotel (Use Class C1), a well-being centre (Use Class E / F2), a new pavilion building and improvements to existing stadium, new vehicular access, car parking, pedestrian circulation and processional ramp, together with associated tree planting, landscaping, SuDS and biodiversity enhancements.

Would you please let me have your observations on the above application.

You can access the plans and documents through [Salesforce](#). At the top of the screen type the planning application number into the search box and either select the application from the list displayed or press the enter key and select it from the list of results.

In order to meet the Government's challenging targets for our speed of determining applications, we require any comments you wish to make within 14 days from the date of this memo. Failure to meet this time period will usually result in an application being determined without your comments being considered.

Please reply to the planning officer on the below email address.

#### Planning Specialist Contact Details

Email: [liz.harrison@eastleigh.gov.uk](mailto:liz.harrison@eastleigh.gov.uk)

Phone/Ext: 023 8068 8284

Kind regards

