

From: [Scott, Neil](#)
To: [Webb, Alex](#)
Cc: [Pyke, Jon](#)
Subject: Pollution Comment - Land contamination PN/22/93479 HATTS COPSE FARM, BROOK LANE, BOTLEY, SOUTHAMPTON, SO30 2ER
Date: 30 August 2022 11:40:40

Hi Alex

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

With respect to the application, due to the former uses of the site it has the potential to be impacted by land contamination, and the proposed new use is of type which is sensitive to contamination. Reference is made to the former use in the application, but no information is provided to show how actual or potential risks have been considered.

We therefore recommend that the conditions below are imposed.

Where soils are to be imported to site to make up topsoil or subsoil 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.

Where reports submitted in compliance with Condition A below, highlight the requirement for an 'investigation strategy' this should be agreed prior to the breaking of ground on site and in a form that meets with the approval of the LPA.

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)"*

Any imported soils required for the [development] should be demonstrated to be suitable for its intended end use and meet the approval of the LPA prior to use on site.

Regards

Neil

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: 27 July 2022 15:50

To: Bland, Sue <Sue.Bland@eastleigh.gov.uk>; Pollution.CMO
<Pollution.CMO@eastleigh.gov.uk>

Subject: Planning App Consultation Request Internal PN/22/93479

Application No: PN/22/93479

Address: HATTS COPSE FARM, BROOK LANE, BOTLEY, SOUTHAMPTON, SO30 2ER

Description: Prior Notification application under Class Q for the change of use from Agricultural Buildings to 2no. Dwellinghouses (Use Class C3)

Would you please let me have your observations on the above application. Environmental Health regards pollution.

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: alex.webb@eastleigh.gov.uk

Phone/Ext: 023 8068 8134

Kind regards

