

Webb, Alex

From: Pyke, Jon
Sent: 10 March 2023 10:48
To: Webb, Alex
Cc: Scott, Neil
Subject: Re Contamination - FW: Application No: F/23/94713 - Address: Cockpit Farm Barn, Knowle Lane, Horton Heath

Hi Alex

Regarding contamination our comment is

"The former / current use of the land has the potential to have caused contamination of the ground, however no information is included in the application showing how land contamination risks have been appropriately considered. Due to this and the sensitive end use proposed we recommend that the application be permitted only subject to condition requiring the investigation and assessment of land contamination, and a requirement that appropriate mitigation of any discovered risks be carried out to the satisfaction of the LPA, as necessary. We append conditions to this effect."

And the conditions we require are

"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)"

Kind regards
Jon

Jon Pyke

Pollution Control Officer

Service Delivery - Specialist Services - Environment

From: Pyke, Jon <Jon.Pyke@eastleigh.gov.uk>

Sent: 10 March 2023 10:34

To: Webb, Alex <Alex.Webb@eastleigh.gov.uk>

Cc: Scott, Neil <Neil.Scott@eastleigh.gov.uk>

Subject: Application No: F/23/94713 - Address: Cockpit Farm Barn, Knowle Lane, Horton Heath

Description: Construction of 6.no dwellings, including landscaping, parking and associated works following demolition and site preparation.

Hi Alex

Thank you for consulting Pollution Control for observations.

We recall commenting on similar use on this site before and asking for air quality and noise to be considered. Looking at the planning, design and access statement for the current application while it considers other comments from the Council on F/22/93315, pollution has not been addressed.

If it is the case now there will be no agricultural use remaining, then the focus would be on noise impact and building in sufficient sound insulation. For example, the following is a usual requirement.

"Prior to commencement of the development, a noise assessment shall be submitted to the Council for approval of external noise levels and details of the sound insulation of the building envelope, orientation of habitable rooms away from major noise sources and of acoustically attenuated mechanical ventilation as necessary to achieve internal room- and (if provided) external amenity noise standards in accordance with the criteria of BS8233:2014"

We trust this helps to conclude the application.

Kind regards

Jon

Jon Pyke

Pollution Control Officer

Service Delivery - Specialist Services - Environment

-----Original Message-----

From: Neil Scott <neil.scott@eastleigh.gov.uk>

Sent: 03 March 2023 14:53

To: Pyke, Jon <Jon.Pyke@eastleigh.gov.uk>

Subject: Process transferred to you.

Process PR202303-98413 has been assigned to you. Please click on the link below to view the record.

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