

Osmond, Gary

From: Scott, Neil
Sent: 14 April 2023 16:54
To: Osmond, Gary
Cc: Pyke, Jon
Subject: Pollution comment Land Contamination F/23/94885 175 WINCHESTER ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 2DU - Two and three storey rear extension to care home to provide 10 new bedrooms

Gary

Thank you for consulting us on the above application. With respect to land contamination matters only, we have the following comments.

We have reviewed the submitted report by Clancy Consulting, titled, 'Phase 2 Site Investigation Report Challoner House, Eastleigh', ref: 10/2125/002 Rev. 00, dated August 2022.

Section 2 of the report is titled 'Phase 1 Preliminary Risk Assessment Conclusions', whilst this contains a summary of the findings of the phase 1 report, it is not included with the application documents or in this report, so we are unable to comment on the adequacy of this stage of the investigation (Desk Study, Preliminary risk assessment and Conceptual site Model). This is important as it forms the basis of the further investigative works carried out on site. We request a copy of the Phase 1 report so that we can review and comment on it.

Section 3 refers to the intrusive site investigations carried out on site. This comprised the installation of four window sample holes, three of which were installed as ground gas and groundwater wells also, and one hand dug trial pit, from these five soil samples were taken for analysis. No rationale for the number or choice of monitoring locations is given, nor for the approach to sample collection or analysis undertaken. Made ground is reported at HP101 adjacent to the existing building footprint.

Section 4 refers to the findings of the investigation. Reference is made to the presence of made ground in BH101 and speculates that this may have been brought to site as part of the construction of the existing building on site. It advises that in the other locations made ground was not encountered nor visual or olfactory evidence of contamination noted.

Section 5 refers to ground gases. 4 rounds of ground gas sampling, bulk gases, was carried out, atmospheric pressure was above 1000 mbar on all visits. It advises that a significant thickness of made ground was not encountered on site. It is not clear if the monitoring targeted areas where the former pit on site was located. On the basis of the results collected the author determines that the site is Characteristic Situation 1 according to the CIRIA classification and concludes that no specific ground gas protection measures are necessary.

Section 6 reviews the results of the soil testing carried out and advises that none exceeded screening criteria.

Section 7 Contamination Assessment. This concludes that based on the information collected that sites user are not considered to be at significant risk from soil contaminants.

Reviewing the ground gas well response zones we note that the depth of the top of the response zone is equal to or greater than the confirmed depth of made ground (BH101), reported. We are unclear how ground gas sampling would encounter any gas generated within the made ground in the circumstances and therefore query the robustness of the ground gas assessment conclusion. The rationale for the choice, and number of monitoring locations is not given, nor for the sampling strategy. As is mentioned previously we have not received the Phase 1 report.

On the basis of the comments above we do not object in principle to the application but would advise that the information provided in respect of land contamination is not sufficient to determine the need for remedial measures or not. For this reason we would recommend that any permission granted is conditioned to require site investigation works to address the concerns raised above.

Regards

Neil Scott

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)"

Neil Scott

Senior Pollution Control Officer

Service Delivery - Specialist Services - Environment

Ext.: 8304

Mobile: 07467012360

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

Sent: 30 March 2023 18:51

To: Stringer, Chris <Chris.Stringer@eastleigh.gov.uk>; Environmental Health Direct @ Eastleigh Borough Council <Environmental.HealthDirect@eastleigh.gov.uk>; Trees @ Eastleigh Borough Council <trees@eastleigh.gov.uk>

Subject: Planning App Consultation Request Internal F/23/94885

Application No: F/23/94885

Address: 175 WINCHESTER ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 2DU

Description: Two and three storey rear extension to care home to provide 10 new bedrooms including additional communal facilities and alterations to car park following removal of existing conservatory.

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: gary.osmond@eastleigh.gov.uk

Phone/Ext: 023 8068 8490

Kind regards