

Morris, Rachael

From: Panza, Yacklin
Sent: 08 September 2023 13:28
To: Morris, Rachael
Cc: Scott, Neil
Subject: Application: F/23/95872 - Land at South Side of , Heath House Lane, Hedge End
Attachments: CL conditions updated 05 2023.docx

Hi Rachel,

Hope you are well. I have reviewed the application F/23/95872 - Land at South Side of , Heath House Lane, Hedge End in regards the proposed development: Change of use of land to Agricultural with associated works including, engineering works to land to raise ground levels to allow erection of 2 x poly-tunnels and 2 x outbuildings.

After discussion with Neil, please see our comments below:

- A review of the historic maps and aerial imagery for this site and it has not been developed (however, in 1970 seemed like vegetation was stripped out and grown gradually again to cover the whole site as today).
- The site is located on a slope and bounds with residential area to the north, and a superficial water feature to the south boundary (Hoe Moor Creek flowing towards River Hamble).
- The proposed development will involve a large proportion of vegetation clearance and earthworks, and presumably the importation of soils. On this matter, have we been given any details in terms of soil quantities to be imported or removed?
- If soils are to be imported, evidence of their suitability to use for the fit purpose should be provided (laboratory testing certificates, transfer notes, etc). Similarly for soils that are to be re-use on-site.

I suggest that standard conditions for contaminated land should be imposed to this application (see document attached), firstly to ensure that the existing site conditions have been assessed, and secondly to ensure that any imported material meets with our approval prior use on site.

If you have any further questions, please do not hesitate in contact me.

Best regards,

Yacklin

Yacklin Panza

Pollution Control Specialist

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