

Morris, Rachael

From: Panza, Yacklin
Sent: 15 September 2023 16:22
To: Morris, Rachael; Pyke, Jon
Cc: Scott, Neil
Subject: RE: Application No: C/23/95647 - Address: BISHOPSTOKE MEMORIAL HALL, RIVERSIDE, BISHOPSTOKE, EASTLEIGH, SO50 6LQ

Hi Rachel,

Hope you are well.

In relation the planning application C/23/95647 for the demolition of existing memorial hall, parish office and storage shed this will also encompass the hedge line adjacent the building, for the site located at Bishopstoke Memorial Hall, Riverside, Bishopstoke, Eastleigh, SO50 6LQ, please see below the comments in regards contaminated land:

- The site is within Bishopstoke Conservation area, to ensure that risks from contaminated land to future users and neighbours are minimised, site specific remediation Method Statement will be required to detail how the possible pollutant linkages (asbestos) will be effectively managed and mitigated, including a discovery strategy for any unexpected contamination that may be encountered, followed by a verification report post demolition, including validation testing on soil samples to ensure there will be no risk of contamination to future land users or controlled waters. As it is no clear on what the plans are for future development of the site, these results should be screening against a Public Open Space – Park CLEA scenario (assuming the site will be part of the open public space).

- According to the report 'Bishopstoke Memorial Hall. Breeam Pre-demolition Audit' prepared by Ridge and Partners LLP (May 2023), asbestos containing materials (ACM) were identified within the building's fabric, including roof covering, front and rear gables, rainwater goods and external soffits. Therefore, it is recommended that an Asbestos Management Plan should be submitted to and approved in writing by the Local Planning Authority prior commencement of works.

- The 'Heritage Statement - Memorial Hall - Bishopstoke' report (August 2023), indicates the site is raised above road level about 2m. Will the area be levelled down to road level?

- As soils are possibly hazardous due to asbestos used in the building, any excavated soils should be appropriately tested, classified, and disposed of. Evidence of these activities should be presented in a verification report.

If you have any questions, please feel free to contact me.

Best regards,

Yacklin

Yacklin Panza
Pollution Control Specialist
Planning & Environment - Pollution
Ext.: 8058

Mobile: 07557 327776

From: Morris, Rachael <Rachael.Morris@eastleigh.gov.uk>

Sent: Tuesday, September 12, 2023 2:50 PM

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

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

Subject: RE: Application No: C/23/95647 - Address: BISHOPSTOKE MEMORIAL HALL, RIVERSIDE, BISHOPSTOKE, EASTLEIGH, SO50 6LQ

Hi Jon,

I will ask regarding demolition details but there is no need to consider any future use as this is not included within this application.

Thank you.

Kind regards,
Rachael

Rachael Morris

Senior Planning Officer

Planning & Environment - Planning/Development Management

Ext.: 8463

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

Sent: Tuesday, September 12, 2023 2:34 PM

To: Morris, Rachael <Rachael.Morris@eastleigh.gov.uk>

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

Subject: Application No: C/23/95647 - Address: BISHOPSTOKE MEMORIAL HALL, RIVERSIDE, BISHOPSTOKE, EASTLEIGH, SO50 6LQ

Description: Demolition of existing memorial hall, parish office and storage shed this will also encompass the hedge line adjacent the building.

Hi Rachael

Yacklin is looking into the contamination matter including the stated asbestos containing materials, and together we are also concerned about wind blown dust and debris containing fibres during works.

As the application is specifically for 'demolition' it is light or absent on how contamination and pollution will be controlled.

I should also like to know if the application implicitly includes for a new building and use – and what use this might be and what are pollution emissions? Noise from plant / machinery, patrons etc, fumes and odour from kitchen, boiler and so forth.

Please could you help to obtain the information from the applicant?

Kind regards
Jonathan

Jon Pyke

Pollution Control Officer

Service Delivery - Specialist Services - Environment