

Osmond, Gary

From: Panza, Yacklin
Sent: 13 December 2023 11:24
To: Osmond, Gary
Cc: Scott, Neil
Subject: [F/23/95982] WILLOW MEAD, WILDERN LANE, HEDGE END SO30 4RB - Contaminated land comments

Follow Up Flag: Follow up
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Hi Gary,

Hope you are well.

I have reviewed the application F/23/95982 for the Construction of 4 new 1no Bedroom retirement flats and associated parking at Willow Mead, Wildern Lane, Hedge End. Please see comments related to contaminated land below:

- Historical available mapping shows the site was part of the access road for farms between 1897 and 1963, and possible farm buildings and 'works' were noted immediately to the north and west of the site (from 1909 until 1963). The care home to the northwest of the site was first noted in 1989 maps. A pond was identified since the earliest record to the south of the site. A school is located to the east of the site. An electrical substation is located immediately to the north of the site.
- The bedrock geology comprises Earney Sand Formation (Secondary A Aquifer). Made Ground is anticipated to be present due to past activities. The site is not within a radon risk area.
- The proposed development involved the construction of a 2-storey block of flats for retired persons, including a lift and soft landscaping areas.

Based on the considerations above, we do not object to the principle of the development; however, the following conditions are suggested:

Contaminated land

No work shall commence on site until the following has been submitted to, and approved in writing by the LPA:

- a. 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 BS10175:2011 Investigation of potentially contaminated sites - Code of Practice, and, unless otherwise agreed with the LPA,
 - b. A 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, and BS 8576:2013, CL:aire RB17 and unless otherwise agreed with the LPA
 - c. if required, a 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.
- Reason: To minimise the risk from land contamination for the safety of the future occupiers of the development.

Verification Report

The development hereby permitted shall not be occupied / brought into use until there has been submitted to the Local Planning Authority verification by the competent person approved under the provisions of condition (c) above that any remediation scheme required and approved under the provisions of condition (c) has been implemented fully in accordance with the approved details (unless varied with the written permission of the Local Planning Authority in advance of implementation).

Unless agreed in writing with the Local Planning Authority 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 (c).

Reason: To minimise the risk from land contamination for the safety of the future occupiers of the development.

CEMP

No development, including demolition, shall start on site until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority, which shall include a) Methods of construction works; b) The arrangements for deliveries associated with all construction works; c) Location of temporary site buildings, compounds, construction material and plant storage areas; d) Measures to minimise dust, noise and vibration; e) Measures to ensure dirt is not transferred onto the highway from the site; f) Measures to ensure that the pond and existing landscape features are protected during the construction works. Construction work shall only take place in accordance with the approved CEMP.

Reason: In the interest of amenity of the locality in accordance with Policy DM1 of Eastleigh Borough Local Plan (2016-2036).

Further comments on Noise will be passed to you in the due course.

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

Best regards,

Yacklin

Yacklin Panza

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Father Christmas

**Saturday 9 – Sunday 31
December 2023**
at The Berry Theatre, Hedge End