

From: [Panza, Yacklin](#)
To: [Sharpe, Summer](#)
Subject: [F/23/96082] OLD OAK FARM, WINCHESTER ROAD, FAIR OAK, EASTLEIGH, SO50 7HD - Contaminated Land Comments
Date: 18 October 2023 11:30:09
Attachments: [image114361.jpg](#)

Hi Summer,

Thanks for consulting the Pollution Team. After a review of the application, please see our comments on contaminated land below for the application reference F/23/96082 at OLD OAK FARM, WINCHESTER ROAD, FAIR OAK, EASTLEIGH, SO50 7HD for the removal of two mobile homes and accompanying buildings and replacement with two new self-build dwellings, creation of new paddock area, improvements to access sight lines, and new landscaping of site frontage:

The Planning, Design and Access Statement for Old Oak Farm, Winchester Road, Fair Oak, dated 25th September 2023 by Wessex Planning indicates the site currently comprises two mobile homes with associated garden areas including chicken coops, dog kennels, and household items that would usually be stored inside a garage or other outbuilding. Various old cars and caravans are also kept on the site primarily for residential storage purposes but also in connection with the keeping of the applicant's horses.

A review of historical available maps/ photographs shows that the site has not developed until 2005, where a track road was noted and several structures in the southeast corner, with evidence of paddocks from 2012. Made ground is anticipated to be present due the historical developments on site.
In addition. our records indicate that the site is located on land with a former contaminative use.

The proposed development involves the construction of two self-build dwellings: Plot 1 (placed on the higher, southern side of the access track, cut into the embankment), and Plot 2 (sited on the lower, northern side of the access track). Each plot would benefit from a large garden, a single garage and parking areas.

Therefore, considering the site's history, located within an identified brownfield area, and the earthworks involved in the proposed development, it is advised that the application should be accompanied by Desk Study as minimum to demonstrate how contaminated land will be effectively managed. Desk Study must comply with BS10175:2001 'Investigation of potentially contaminated land - code of practice', and include a conceptual site model, preliminary code of practice and site walkover survey. The LPA would review the submitted Desk Study and then could advise whether they are agreeable, and what/ whether additional conditions are required.

I trust this information is of assistance. If you have any further questions, please do not hesitate in contact us.

Best regards,

Yacklin

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