

From: [Panza, Yacklin](#)
To: [Sharpe, Summer](#)
Cc: [Scott, Neil](#)
Subject: RE: F/23/96082 - Old Oak Farm, Winchester Road, Fair Oak
Date: 13 December 2023 14:59:17
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
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[image006.png](#)
[image007.png](#)
[image008.jpg](#)
[image009.png](#)
[image655915.jpg](#)

Hi Summer,

I have reviewed the Environmental Desk Study and Preliminary Risk Assessment for Old Oak Farm, Winchester Road, Fair Oak, Hampshire SO50 7HD produced by Apple Environmental dated November 2023, reference CL/3520/WP, as supporting information for the planning F/23/96082 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. Please see my comments below:

- Historical activities were identified in earliest records such as clay pits, brickworks and kiln within 300m from the site between 1868 and 1895. Several structures were noted to the south of the site in 1957/1968 maps, which seemed to be demolished by 1985. In 2023, 5 structures were present on the east of the site and a new track leading west towards Winchester Rd.
- The Groundsure report within Appendix A identified the presence of a landfill within the site boundary and extending to the north of the site (inert and industrial waste between 1962-1972).
- Section 5.3 mentioned that artificial deposits are expected across the entire site due to its former use as refuse tip.
- A walk-over was mentioned in section 6.2; however, no more details on the findings during the site walkover were mentioned (date of the walkover, current site conditions, visual/ olfactory evidence of contamination, etc.). Several photographs were presented in Section 3.1 showing some features across the site such as mobile homes and other structures, paddocks and areas where waste has been stockpiled. No date is shown on the photographs.
- A site location plan was not included in the report.
- The Conceptual Site Model (CSM) identified the following sources of contamination on site: heavy metals and other inorganics from former waste infill, hydrocarbons and other organic compounds from former infill and storage/ use of vehicles, asbestos from former infill or surface stockpiling of waste, ground gases from former infill. No mention of demolition of previous structures on site which could contain potential contaminated materials. Off-site sources of contamination: former infill to the north. The surface water feature identified in Section 6.2 was not included as a receptor in the CSM.
- The preliminary assessment indicates high risk from inhalation of soil/dust (especially asbestos); and moderate risk from direct contact, ingestion, plant uptake, Inhalation, ignition and exposure to gases and vapours, Direct contact with buildings and main services, contact with groundwater, and other off-site environmental receptors from Possible heavy metals and other inorganics, hydrocarbons (including PAHs), other organics, asbestos and ground gases.
- The report concludes that further intrusive investigation is recommended, including collection of soil samples for environmental analysis and installation of monitoring wells for ground gas monitoring.

Based on the findings of the desk study, and due to the presence of landfill on site, historical land use and waste stockpiled on site, further intrusive investigation is required in order to assess the ground conditions. This investigation should be carried out in accordance with UK Land contamination risk management (LCRM) national guidance, BS10175:2011+A2:2017, and BS 8576:2013. If determined necessary after the investigation, 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. A verification report should be submitted to the LPA once the remedial works are completed.

I trust this information is of assistance.

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

Best regards,

Yacklin

Yacklin Panza
Pollution Control Specialist
Planning & Environment - Pollution
Ext.: 8058
Mobile: 07557 327776

[Father Christmas at The Berry Theatre - Saturday 9 - Sunday 31 December 2023](#)



From: Sharpe, Summer <summer.sharpe@eastleigh.gov.uk>
Sent: Tuesday, December 12, 2023 3:09 PM
To: Scott, Neil <Neil.Scott@eastleigh.gov.uk>; Panza, Yacklin <Yacklin.Panza@eastleigh.gov.uk>
Subject: FW: F/23/96082 - Old Oak Farm, Winchester Road, Fair Oak

Hello Both

Please see attached contaminated land report – your comments on this would be appreciated.

Many thanks

From: Joe Cutts <joecutts@wessexplanning.com>
Sent: Tuesday, December 12, 2023 3:06 PM
To: Sharpe, Summer <summer.sharpe@eastleigh.gov.uk>; Louise Cutts <louisecutts@wessexplanning.com>
Cc: Parker, Nicholas <nicholas.parker@eastleigh.gov.uk>
Subject: RE: F/23/96082 - Old Oak Farm, Winchester Road, Fair Oak

Hi Summer,

Further to your discussions with Louise below, we have now completed the contamination desk top study, which I attach for your information.

As you can see, the desk top study recommends stage two intrusive investigations of the soil and for gas sampling. The client has now instructed these stage 2 investigations, which are expected to take upto 3 months to complete.

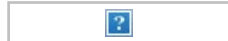
Please could I ask that an extension of time is agreed to allow for the completion of these stage 2 investigations, so that the decision of the LPA can be informed by the results of these stage 2 investigations?

I look forward to receiving your response in due course.

Kind Regards

Joe Cutts

Director



Meadowsweet Cottage, Morleys Lane, Ampfield SO51 9BJ

Tel: 07825 363850

Email: joecutts@wessexplanning.com

Website: <http://www.wessexplanning.com/>

From: Sharpe, Summer <summer.sharpe@eastleigh.gov.uk>

Sent: Friday, November 17, 2023 4:25 PM

To: Louise Cutts <LouiseCutts@wessexplanning.com>

Cc: Parker, Nicholas <nicholas.parker@eastleigh.gov.uk>; Joe Cutts <joecutts@wessexplanning.com>

Subject: RE: F/23/96082 - Old Oak Farm, Winchester Road, Fair Oak

Afternoon Louise

Thank you for your below email.

The proposals are contrary to Policy and therefore cannot be supported. This was set out at pre-application stage and is reinforced by EBC Policy comments as part of this application.

Thank you for advising your intent to appeal any refusal. Would you be able to submit the desktop study within the next couple of weeks? The Council's Contaminated Land Officer would need at least two weeks to review any new information. As such, I would suggest an extension of time until 5 January 2024 (this factors in a couple of weeks for submission, and review accounting for colleagues annual leave over the Christmas period).

Kind Regards

Summer Sharpe

Senior Planning Officer

Planning & Environment - Planning/Development Management

023 8068 8841



Eastleigh Borough Council | Eastleigh House | Upper Market Street | Eastleigh | SO50 9YN



From: Louise Cutts <LouiseCutts@wessexplanning.com>

Sent: Wednesday, November 15, 2023 2:10 PM

To: Sharpe, Summer <summer.sharpe@eastleigh.gov.uk>; Parker, Nicholas <nicholas.parker@eastleigh.gov.uk>

Cc: Joe Cutts <joecutts@wessexplanning.com>

Subject: RE: F/23/96082 - Old Oak Farm, Winchester Road, Fair Oak

Thank you for your e-mail Summer.

It is disappointing that the weight you appear to have placed upon each of the significant material considerations does not, in combination, outweigh the limited harm to the countryside in this location, and that you are not convinced of the scheme's obvious benefits in terms of countryside character.

My client intends to appeal any refusal, and the Inspector will want to see continued cooperation between the applicant and the LPA. To refuse to extend the period of time so that my client can address the comments of your environmental health officer may be seen as uncooperative thereby attracting an award of costs for unreasonable behaviour. On this basis, can I repeat my request for an extension of time please? The requested report will not take long to complete, and with an agreed extension of time, there is no sanction for the LPA.

Kind regards

Louise Cutts BA (Hons) Dip TP MRTPI
Director



Meadowsweet Cottage, Morleys Lane, Ampfield SO51 9BJ

Tel: 07940 033645

Email: louisecutts@wessexplanning.com

Website: <http://www.wessexplanning.com/>

From: Sharpe, Summer <summer.sharpe@eastleigh.gov.uk>
Sent: Wednesday, November 15, 2023 10:44 AM
To: Louise Cutts <Louisecutts@wessexplanning.com>
Cc: Joe Cutts <joecutts@wessexplanning.com>
Subject: RE: F/23/96082 - Old Oak Farm, Winchester Road, Fair Oak

Morning Louise

Thank you for your below email.

It is noted that you wish to provide additional information with regard to land contamination. However, as set out in the pre-application response, the principle of development is unacceptable and therefore addressing technical concerns would not overcome the fundamental issues with the proposals. Given the above, the LPA do not consider that it would be necessary to provide any additional documents at further expense to the applicant.

Joe requested consultee responses, which were provided. There has been no request from the LPA to provide this information, therefore I do not see the need extend the determination date.

Kind Regards

Summer Sharpe
Senior Planning Officer
Planning & Environment - Planning/Development Management
023 8068 8841



Eastleigh Borough Council | Eastleigh House | Upper Market Street | Eastleigh | SO50 9YN



From: Louise Cutts <Louisecutts@wessexplanning.com>
Sent: Friday, November 10, 2023 2:53 PM
To: Sharpe, Summer <summer.sharpe@eastleigh.gov.uk>

Cc: Joe Cutts <joecutts@wessexplanning.com>

Subject: RE: F/23/96082 - Old Oak Farm, Winchester Road, Fair Oak

Dear Summer

Thank you for the update. My response to the comments is below:

1. The planning policy comments are what is expected from a planning policy officer. The application considers the known conflict with policy head-on. As you will no doubt be aware, it is for you, as the Development Management officer to apply the Section 38(6) planning balance, detailed in the planning statement in paragraphs 8.1 onwards, which assesses the weight of the material considerations in details:
 - The fall-back position of replacing the mobile homes with something larger without the need for planning permission
 - The benefit in moving the residential use to a position outside the RPA of the mature trees
 - Precedent at Waratah
 - Waste Water benefits – the current waste flows into a septic tank
 - Improving space standards for occupier in line with national guidance
 - Access improvement to a blind bend
 - Landscaping improvements – both short and long term, with significant reinforcement and new tree planting not to mention the improvement in the existing site condition.
 - The self-build duty aspect, which, in itself, is determinative
 - The sustainable location and position immediately adjacent the settlement boundary.
 - High quality design and wheelchair accessible nature of the proposals.
2. The size of the dwellings has been considered with the use of a Landscape and Visual Impact Appraisal and landscaping strategy.
3. The Environment Agency's lack of objection is noted.
4. The contamination officer requests a desk study. **I would ask for an extension of time so that one can be completed. This will allow the officer to recommend conditions.**
5. The arboricultural officer's comments are also noted and my client is agreeable to the condition proposed.

If we could have a chat/call about the above, that would be appreciated. When are you available?

Kind regards

Louise Cutts BA (Hons) Dip TP MRTPI

Director



Meadowsweet Cottage, Morleys Lane, Ampfield SO51 9BJ

Tel: 07940 033645

Email: louisecutts@wessexplanning.com

Website: <http://www.wessexplanning.com/>

From: Sharpe, Summer <summer.sharpe@eastleigh.gov.uk>

Sent: Friday, November 10, 2023 2:27 PM

To: Joe Cutts <joecutts@wessexplanning.com>

Cc: Louise Cutts <Louisecutts@wessexplanning.com>

Subject: RE: F/23/96082 - Old Oak Farm, Winchester Road, Fair Oak

Hello Joe

Thank you for your below email.

Please see attached comments from the Environment Agency and EBC Policy.

Please also see below comments:

Council's Contaminated Land Officer:

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.

Council's Arboriculturalist:

We have no issue regarding the development of the and towards Winchester Road – there are several small trees but none are significant from an amenity perspective.

As stated at pre-app, we do have some concerns regarding the and to the rear of the site, as this is where there are some more significant trees. The provided arboricultural information is simply a tree survey, so does not detail anything other than what is there. We would request that the applicant submits a simple method statement to cover the demolition process, as this could have the potential to harm the trees if carried out in an uncontrolled manner.

Therefore, we raise no arboricultural objection, subject to the following condition:

No excavation, demolition or development related works shall take place on site until an arboricultural method statement, detailing demolition activities, is submitted and approved by the LPA. The approved method statement must be adhered to in full, and may only be modified subject to written agreement from the LPA. Reason: to retain and protect the existing trees which form an important part of the amenity of the locality.

I hope the above is of assistance.

Many thanks

Summer Sharpe

Senior Planning Officer

Planning & Environment - Planning/Development Management
023 8068 8841



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Eastleigh Borough Council



From: Joe Cutts <joecutts@wessexplanning.com>
Sent: Friday, November 10, 2023 8:52 AM
To: Sharpe, Summer <summer.sharpe@eastleigh.gov.uk>
Cc: Louise Cutts <louisecutts@wessexplanning.com>
Subject: F/23/96082 - Old Oak Farm, Winchester Road, Fair Oak

Hi Summer,

I note that the consultation period for the above application has expired and looking at the LPA website, consultation responses have been received from Ecology, Highways, Southern Water, and a public comment from Richard Niziolek.

Please can you advise whether there are any other consultee responses that have been received by the LPA but yet to be uploaded to the LPA website and if so, please could you forward them to me?

Thanks,

Kind Regards

Joe Cutts
Director



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