

**Application by Esso Petroleum Company Limited for the Southampton to London Pipeline Project**

**Planning Inspectorate Reference No: EN070005**

**Interested Party Reference No: 20022533**

**Table showing responses of The Independent Educational Association Limited (IEAL) to the Examining Authority's written questions and requests for information (ExQ1)**

**Issued on 16 October 2019 (responses are due by Thursday 14 November 2019)**

Questions to be answered			
EXQ1	Question to:	Question:	IEAL's responses/comments
GQ.1.18	The Independent Educational Association Limited	With reference to concerns raised in RR-095 regarding potential land contamination of the site (point 5), provide further details with particular reference to how the site was remediated and how the Proposed Development would affect it.	<p>Remediation works were undertaken in response to a condition of planning permission 10/00460/FUL which provided consent for '<i>Erection of phase 2 of a senior school quadrangle including 2 storey laboratories, classrooms and an assembly hall. Erection of a new junior school quadrangle including classrooms following demolition of existing classrooms. Demolition of St. David's House and adjoining sheds and erection of new Boarding House. Erection of new changing room facilities and new pavilion</i>' (<b>Planning Permission</b>). Condition 4 provided that no development authorised by the permission should take place until:</p> <p>(a) a comprehensive desk-top study, carried out to identify and evaluate all potential sources and impacts of land and/or groundwater contamination relevant to the site, has been submitted to and approved by the local planning authority ('LPA');</p> <p>(b) where any such potential sources and impacts have been identified, a site investigation has been carried out to fully characterise the nature and extent of any land and/or groundwater contamination and its implications. The site investigation shall not be commenced until the extent and methodology of the site investigation have been agreed in writing with the LPA; and</p> <p>(c) a written method statement for the remediation of land and/or ground water contamination affecting the site shall be agreed in writing with the LPA prior to the commencement of remediation. The method statement shall include an implementation timetable and monitoring proposals and a remediation verification methodology.</p>

			<p>The site shall be remediated in accordance with the approved method statement, with no deviation from the statement without the express written agreement of the LPA.</p> <p>The initial site investigation works comprising six samples from two bunds, plus a further five trial pits across the site at St James School have been undertaken on the School's Land in compliance with this condition.</p> <p>Further site investigation works were subsequently undertaken on the School's Land, comprising of:</p> <ul style="list-style-type: none"> <li>• Soil quality assessment of the two soil bunds located on site;</li> <li>• Soil quality assessment of the landfill cap; and</li> <li>• Landfill gas assessment.</li> </ul> <p>Following Land Contamination Assessment, the following works decontamination and site remediation works have been undertaken by the IEAL:</p> <ul style="list-style-type: none"> <li>• all obvious landfill material has been dug out and removed from the property, contamination investigated and the required remedial works agreed and carried out;</li> <li>• all preferential pathways has been protected wit impermeable membrane;</li> <li>• all new land drains have been taken to new soakaways.</li> </ul> <p>This was followed by the issue by the LPA of the decision notice under reference 10/00460/DC1, discharging the contamination condition described above.</p> <p>The School has not commissioned experts to carry out the assessment as to how the Proposed Development pipeline is going to disturb the contaminated material and/or undermine the decontamination works that have been carried out. However, given the nature of the works proposed by the Applicant, it is believed that the Proposed Development will result in disturbance of the contaminated material and release the toxic material into the atmosphere. This, in turn, will result in a</p>
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			consequential adverse impact on the environment and the health and well-being of the School's staff, the pupils and local population.
CA.1.9	The Independent Educational Association Limited	<p>i) Provide information on the consented planning permission for a new assembly hall and the planning application for 'redevelopment' referred to in the RR [RR-095] that would be affected by the proposed compulsory acquisition of this land.</p> <p>ii) Annotate the relevant Land Plan [AS-042], [AS-043] and [AS-044] to show the footprint and extent of these proposals in relation to the proposed pipeline.</p>	<p>i)</p> <p><b><u>Assembly Hall Permission</u></b></p> <p>The School has obtained and implemented a planning permission, and an associated Listed Building Consent, for the redevelopment of the School granted under reference 10/00460/FUL (<b>Assembly Hall Permission</b>) for:</p> <p><i>"Erection of phase 2 of a senior school quadrangle including 2 storey laboratories, classrooms and an assembly hall. Erection of a new junior school quadrangle including classrooms following demolition of existing classrooms. Demolition of St. David's House and adjoining sheds and erection of new Boarding House. Erection of new changing room facilities and new pavilion."</i></p> <p>The Assembly Hall Permission has been implemented by the carrying out of the demolition of the old gym, the construction of a refectory and laboratory. However, the remaining elements of the permission, including construction of the assembly Hall, remain to be implemented.</p> <p><b><u>Sports Hall Permission</u></b></p> <p>In addition, another planning application for redevelopment of the School's Land has been submitted to the local planning authority and permission was granted on 9 July 2019 under reference 19/00428/FUL (<b>Sports Hall Permission</b>) for:</p> <p><i>"Erection of new sports hall facility to include 4 no. badminton courts, fitness suite, 2 no. changing rooms, storage, first aid rom and reception area. Demolition of existing multi use games area (MUGA) and provision of an outdoor 5-a side pitch and car park."</i></p> <p>It is proposed to implement the Sports Hall Permission in early 2020. There is currently a hockey pitch at the site of the proposed new Sports Hall and, before the Sports Hall Permission is implemented, the hockey pitch will need to be relocated to the playing fields to the east of the main school buildings. The Applicant's proposed</p>



			<p>pipeline route will mean that the hockey pitch will not be able to be relocated which will, in turn, prevent the implementation of the Sports Hall Permission.</p> <p>ii) The following plans are attached:</p> <ul style="list-style-type: none"> <li>• Applicant's Land Plan Sheet 122 showing the footprint of the development permitted by the Sports Hall Permission edged yellow and marked 'Submission on behalf of IEAL – Plan showing location of the proposed Sports Hall';</li> <li>• Applicant's Land Plan Sheet 122 showing the footprint of the development permitted by the Assembly Hall Permission edged yellow and marked 'Submission on behalf of IEAL – Plan showing location of the proposed Assembly Hall'; and</li> <li>• Applicant's Land Plan Sheet 122 showing the footprint of the proposed relocated hockey pitch shown edged green and marked 'Submission on behalf of IEAL – Plan showing location of the Hockey Pitch'.</li> </ul>
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