

Pyke, Jon

From: Pyke, Jon
Sent: 10 January 2023 16:17
To: Osmond, Gary
Cc: Scott, Neil
Subject: Application No: F/22/94436 Address: 20A HIGH STREET, BOTLEY, SOUTHAMPTON, SO30 2EA

Description: Construction of 3no. two-bedroom terraced dwellings with ancillary amenity space and parking, following demolition of existing disused buildings

Hi Gary

Thank you for consulting Pollution Control for observations.

The dwellings would set back and be partially screened by existing building fronting onto A334 High Street which is designated in this location as Noise Important Area and Air Quality Management Area. These designated areas indicate high levels of pollution but due the position of the planned development set back from the road, we do not object. We advise the applicant to consider ambient noise from road traffic and any back land commercial use. Therefore, a demonstration of adequate sound insulation is necessary, and this might be like a standard insulation glazing unit.

With respect to land contamination the previous / current use of the land and the proposed sensitive end use mean that a risk of impacts of land contamination is present if not adequately considered. No information is included in the application in respect of land contamination. We do not object in principle to the development on these grounds but would recommend that the any permission granted is conditioned to require site assessment prior to the commencement of development, and should remedial measures be required that a site-specific scheme of works is agreed with the LPA prior to their commencement, we have attached conditions in this regard.

We trust this is clear and helpful. Let us know if you have a question.

Kind regards

Jonathan Pyke