

Morris, Rachael

From: Panza, Yacklin
Sent: 23 October 2023 08:00
To: Morris, Rachael
Subject: [F/23/95753] KYPE VIEW, 5 ALLINGTON LANE SO50 7DA - Contaminated land comments

Hi Rachel,

Thanks for consulting the pollution team.

I have reviewed the documents in relation to the application reference F/23/95753 - KYPE VIEW, 5 ALLINGTON LANE SO50 7DA for the erection of 1.no 3-bedroom bungalow with associated parking following the demolition of existing garages and severing of land. Please see the comments on contaminated land below:

Historical maps and aerial imagery indicate the site has been used as rear garden for the properties 5 and 7 Allington Lane, and some outbuildings have been identified. Photographs of these structures are included in the Preliminary Ecological Appraisal Report (PEAR) from KJF Consultancy dated 10/10/2023 reference PEAR.V2.5-7.AL.FO.E, and it is noted that they are: one prefabricated concrete garage, two timber shed and timber garage. No asbestos is noted within these structures.

The site lies within the Whiteliff Sand Member, classed as Secondary A Aquifer. The site is not within a Source Protection Zone. The nearest surface water feature is a tributary stream to Quobleit Pond located at approximately 260m southeast. There are historical sandpits at approximately 60m southeast and 120m north of the site. Made ground is anticipated to be limited, and as so, the migration of contaminants through the ground is considered low. However, a watching brief should be maintained at all times for the detection and appropriate treatment of any unexpected contamination (staining in ground, odours, etc) that is encountered.

The site is within an area of maximum radon potential of 3-5%. Further consideration needs to be given to the radon risk. As general advice, all developers should:

1. Consult the Radon UK map (UKradon - UK maps of radon) - if they're in an area above 1%, developers should buy the UK Health Agency Radon report (for approximately £4.00) and check their development. Details on the findings on radon risk should be submitted to the LPA.
2. If this gives an answer that is greater than 1%, they should consider Radon protection for new developments.
3. If the answer is greater than 3% then Radon protection will be needed according to Building Regulations, with basic protection required at 3-10% and full protection above 10%. The measures to mitigate the risk of radon should be described in a Remediation Method Statement, and subsequent verification report will need to be submitted to the LPA for approval.

Prior to the completion of the development, we request that the developer:

- provide information to confirm that the watching brief has been followed and to report on any findings or actions taken as a result of unexpected contamination;
- provide suitable confirmation of any excavated soils disposed of site;
- prior to their use on site, provide suitable confirmation that any that soils to be imported to site to make up topsoil or subsoil meet with the approval of the LPA";
- provide verification report to demonstrate the correct installation of remediation measures agreed by the LPA.

Hope that information is of assistance. If any other queries, please do not hesitate in contact us.

Best regards,

Yacklin

Yacklin Panza

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