

Good afternoon Katie

Thanks for consulting the Pollution Team on the planning application reference F/26/100881 for the Erection of 6 no. dwellings, associated parking and creation of new access at Land adjacent to Pear Tree PH, Winchester Road SO32 2DH.

We have reviewed the following documents:

- Vivid Design Studio (28/01/2026). Proposed Residential Development. Land adjacent to Pear Tree PH Winchester Road. Boorley Green. Proposed Site Plan.
- Hawkins Environmental noise assessment reference H3755 – AQ – v1 dated 9th July 2024

Please see our comments below:

Contaminated land

Previous consultation on this site under planning reference F/23/96320 and F/24/97934 identified that the site has not been previously developed, but has been recently used as a playground, as well as for domestic vegetable gardening and a chicken farm, which might have the potential to have caused contamination to the ground. While we do not object to the principle of the development, we recommend that a condition regarding watching brief for unexpected contamination and the reuse and importation of soils be attached to any approval granted for this application. We append the suggested conditions below:

Watching brief

() A watching brief should be followed at all times during construction works and confirmation of this shall be submitted to by the Local Planning Authority (LPA) prior to completion. In the event that previously unidentified contamination is found during the watching brief it must be immediately reported to the LPA. Work shall then cease until an investigation and risk assessment, and where required a remediation scheme, has been submitted to and approved in writing by the LPA. Where a remediation scheme is required, the development shall not be brought into use until a verification report for the remediation work has been submitted to and approved in writing by the LPA. Verification works shall be undertaken by a competent person in accordance with best practice as outlined in BS10175:2011+A2:2017 and LCRM.

Reason: To minimise the risk from land contamination for the safety of the property's occupiers.

Re-use and Imported soils

() Any re-use soils and imported soils required for the development hereby permitted should be demonstrated to be suitable for its intended end use and meet the approval of the Local Planning Authority prior to use on site.

Reason: To minimise the risk from land contamination for the safety of the property's occupiers.

Noise

The site is adjacent to Winchester Road, in close proximity to the Peartree Inn Public House as well as the car park and playground park linked to the Public House. To the north of the site there are pumping stations and to the southwest there is the railway. Overall a lot of noise sources to take into account and therefore a high-risk site in terms of noise.

I reviewed Hawkins Environmental noise assessment reference H3755 – AQ – v1 dated 9th July 2024 this is the same noise report that was submitted for the historical consultation at the same site reference F/24/97934. It was found that the noise report did not cover all the necessary points of the assessment and therefore not acceptable. These comments remain the same and are still valid. For ease, please find below the reasons why this noise report is not acceptable, and a new one is required:

- Only one noise monitoring location with a short survey duration was carried out – This is not acceptable for multiple reasons. One being that the noise survey should include the operation of the Public House including the night events (comedy night etc). It would be impossible with one location to capture all relevant noise levels for all the noise sources associated with this site as described above.
- The assessment period should include one weekend where the Public House hosts an event.
- An assessment regarding external amenity area including the noise arising from the railway and the playground.
- An initial overheating assessment to establish if open windows are a possibility regarding Document O is required.

Air Quality

My colleague Oxana will be in touch with you regarding the air quality comment after your meeting tomorrow.

Thank you

Andre