

From: [Pires, Andre](#)
To: [Hei Tung-Hob, Dorothy](#)
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Subject: [F/25/100361] QUOB STORE BUNGALOW, ALLINGTON LANE, WEST END, SOUTHAMPTON, SO30 3HQ - Pollution Comments
Date: 17 November 2025 12:37:09
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[image944513.png](#)

Good afternoon Dorothy,

Thanks for consulting the pollution team on the planning application F/25/100361 for the Construction of 1no. detached two-bedroom bungalow within the side garden of Quob Store Bungalow at QUOB STORE BUNGALOW, ALLINGTON LANE, WEST END, SOUTHAMPTON, SO30 3HQ. We have reviewed the following documents:

- Paul Ashton Ltd (no date). Supporting information in respect of 'Pre-App' Advice request for land at Quob Store Bungalow, Allington Lane, West End, Southampton, SO30 3HN
- Paul Ashton Ltd (October 2025). Quob Store Bungalow, Allington Lane, West End, Southampton, SO30 3HN - Location Plan
- Paul Ashton Ltd (May 2025). Quob Store Bungalow, Allington Lane, West End, Southampton, SO30 3HN – New bungalow – pre-app block plan

Please see our comments below:

Contaminated land

The proposed development is not located within an identified contaminative land use and radon risk is low. However, a poultry farm is located to the north of the site, and a review of historical available aerial imagery indicates that the site has been subjected to several modifications in recent years (from overgrown vegetation to clear since around 2012 and car park use from 2022 onwards), which have the potential to have caused contamination of the ground. No information is included in the application showing how land contamination risks have been appropriately considered. Due to this and the end use proposed (residential with private gardens), we recommend that the application be permitted only subject to condition requiring the investigation and assessment of land contamination, and a requirement that appropriate mitigation of any discovered risks be carried out to the satisfaction of the Local Planning Authority, as necessary. We suggest the following conditions:

Condition 1

No work shall commence on site until the following has been submitted to, and approved in writing by the Local Planning Authority:

- a. A Report of Preliminary Investigation comprising a Desk Study, Conceptual Site Model, and Preliminary Risk Assessment documenting previous and existing land uses of the site and adjacent land in accordance with UK Land contamination risk management (LCRM) national guidance, BS10175:2011 Investigation of potentially contaminated sites - Code of Practice, and other relevant guidance, unless otherwise agreed with the Local Planning Authority;
- b. If required, a Report of a Site Investigation documenting the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the Preliminary Investigation and in accordance with BS10175:2011, BS 8576:2013, BS 8485:2015+A1:2019, Claire RB17, CIRIA C665 and other relevant guidance, unless otherwise agreed with the Local Planning Authority;
- c. if required, 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.

Reason: To minimise the risk from land contamination for the safety of the future occupiers of the development.

Condition 2

The development hereby permitted shall not be occupied into use until there has been submitted to the LPA verification by the competent person approved under the provisions of condition 1c (remediation) that any remediation scheme required and approved under the provisions of condition 1c (remediation) has been implemented fully in accordance with the approved details (unless varied with the written permission of the LPA in advance of implementation).

Unless agreed in writing with the LPA such verification shall comply with UK Land contamination risk management (LCRM). Typically such a report would comprise:

- a. A description of the site and its background, and summary of relevant site information;
- b. a description of the remediation objectives and remedial works carried out;
- c. verification data, including - data (sample locations/analytical results, as-built drawings of the implemented scheme, photographs of the remediation work in progress, etc.
- d. Certificates demonstrating that imported and/or material left in situ is free from contamination, confirmation of material removal, gas/vapour membranes have been installed correctly.

Thereafter the scheme shall be monitored and maintained in accordance with the scheme approved under condition 1c (remediation)

Reason: To minimise the risk from land contamination for the safety of the future occupiers of the development.

Condition 3

Any 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 future occupiers of the development.

Air quality

The proposed development comprises the construction of one new dwelling with associated infrastructures and soft landscaping areas, and it is not considered as a 'major development' according to The Town and Country Planning (Development Management Procedure) (England) Order 2015, hence the probability to generate significant traffic during construction and operational stages is considered to be low.

Even though the proposed development does not represent a significant risk on air quality, we stress the importance of adopting best practices and measures to safeguard air quality in the area. The planning process should ensure that the proposed development aligns with air quality objectives, promoting a healthy and sustainable environment.

Noise

Due to the site close proximity to ALLINGTON LANE and the potential risk of noise arising from car movements specially at night a noise report will be required. The Acoustics Report should be carried out by a competent Consultant and include a noise survey over a representative period of time and follow BS 8233:2014 'guidance on sound insulation for buildings' presenting the required mitigation and specifications regarding glazing and ventilation as well as outside amenity area mitigation, if required, to achieve the noise criteria.

We trust the above information is of assistance. If you have any further queries, please do not hesitate in contacting us.

Thank you

Pollution Team

Andre

Andre Pires

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Tink! - at The Point, Eastleigh - <https://thepointeastleigh.co.uk/whats-on/tink-a-festive-neverland-fairytale>

