

Morris, Rachael

From: Panza, Yacklin
Sent: 20 July 2026 13:02
To: Morris, Rachael
Subject: [DC/26/101673] 91B THE CRESCENT, EASTLEIGH, SO50 9BJ - Condition 4 and 8
Attachments: EBC - CEMP template for small sites v3.docx

Dear Rachel,

Thanks for consulting the Pollution Team on the planning application DC/26/101673 for the Discharge of conditions 4 (contamination investigation) and 8 (CEMP) of application F/25/100154 for 'Construction of 2No. two bedroom and 4No. three bedroom terrace dwellings with associated parking and landscaping following demolition of existing site structures' 91B THE CRESCENT, EASTLEIGH, SO50 9BJ.

I have reviewed the following documents:

- Apple Environmental (May 2026). Intrusive contaminated Land Investigation. 91b The Crescent. Eastleigh. Hampshire. SO50 9BJ
- Signature Homes (no date). 91B The Crescent. Eastleigh. SO50 9BJ. Construction Environmental Management Plan

Please see my comments below :

Condition 4

The Apple Environmental report comprises the findings of an intrusive investigation undertaken on 12/03/2026 comprising No. 8 boreholes distributed across the site with collection of soil samples for laboratory analysis and installation of No. 5 ground gas monitoring wells. An exploratory location plan was included. The key findings of this investigation are summarised below:

- The ground conditions encountered were sand with flint fragments from ground level to 1.0 to 1.5m bgl over sandy gravel up to 1.8mbgl over sandy silty clay up to 2.0mbgl. Made ground (Bricks) were encountered up to 1.2mbgl at location BH06.
- A total of No. 16 soil samples were collected. The laboratory results were included in the report. Results were compared against the residential with home produce CLEA scenario. No exceedances were detected on any of the contaminants of concerns and no asbestos fibres were detected.
- Ground gas monitoring was undertaken on 4 occasions including period of falling atmospheric pressure conditions. Methane concentrations were not detected on any occasion, and CO2 was recorded up to 2.1%. No gas flow was detected. The ground gas assessment concludes that the site's risk is considered low and no ground gas protection measures are required.
- The report includes a revised conceptual site model and risk assessment. Based on the absence of any identified contamination on the site, it is considered that the risk of contaminated land is low.
- The report recommends that although there were no requirements for remedial actions, implementation of sub-floor ventilation as precaution against the unexpected accumulation of ground gas.
- A discovery strategy for unexpected contamination should be in place during construction works.

I generally agree with the findings of the investigation; however, would like to have clarification on why they recommend sub-floor ventilation if gas risk was determined to be low, and how this will be achieved, and also whether materials on site will be reused or disposed of as it appears to be not included, before discharging Condition 4.

In addition, if soil is imported for gardens, we would like to see evidence of this material to be free from contamination (condition 6).

Condition 8

The CEMP report includes the proposed site plan and description of site development, brief programme of works, working hours, traffic management, site security, and broad environmental control measures. The specific requirements for condition 8 are as below (see comments in green):

- a) location of temporary site buildings, compounds, construction material and plant storage areas used during demolition and construction – no site plan with location of site compounds, material, storage and parking areas was included.
- b) the arrangements for the routing/ turning of lorries and details for construction traffic access to the site – construction traffic measures are included in section 3.2
- c) the arrangements for deliveries associated with all construction works, loading/ unloading of plant & materials and restoration of any damage to the highway [including vehicle crossovers and grass verges]. Delivery measures presented in section 3.2. Not shown on site plan
- d) the parking of vehicles of site operatives and visitors; - no parking provision was shown in the site plan
- e) measures to control the emission of dust and dirt generated by demolition and construction; - broad dust controls were mentioned in section 7.2, specific details on this are required
- f) a scheme for controlling noise and vibration from demolition and construction activities (to include piling); mention to best practices and RAMS, no details provided
- g) provision for storage, collection, and disposal of rubbish from the development during construction period; waste will be segregated and removed by a licensed carrier. No plan showing details of areas of storage/ collection of waste has been provided
- h) measures to prevent mud and dust on the highway during demolition and construction; briefly mentioned in section 7.3. No details provided on location of wheel washing facility, etc
- i) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate; included in section 3.5
- j) temporary lighting; it was considered that due to nature of works and surrounding area no perimeter lighting will be provided, lighting will be used on need by need basis and switch off during non-working hours. This is considered acceptable.
- k) protection of pedestrian routes during construction. Segregation routes not presented in site plan.

We recommend the CEMP is revised to include site-specific environmental control measures for noise, vibration, dust and others, as well as a site plan to visually present areas of site's compound and welfare, storage of plants, materials and waste, pedestrian routes, access, egress and delivery areas, wheel washing facilities and any other relevant features as discussed above. Please see attached a document produced by Pollution Team in relation information we expected to see from a CEMP.

Based on the above we do not recommend the discharge of conditions 4 and 8 of F/25/100154 until the documents above are revised and submitted again for review and approval.

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

Best regards,

Yacklin

Yacklin Panza

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