

Osmond, Gary

From: Pires, Andre
Sent: 05 February 2026 13:52
To: Osmond, Gary
Cc: Panza, Yacklin
Subject: [F/26/100809] The Orchard, 5 Westgate Mews, Kenilworth Gardens, Southampton, SO30 3RE

Follow Up Flag: Follow up
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Good afternoon Gary,

Thanks for consulting the Pollution Team on the planning application reference F/26/100809 for the construction of 8No. detached dwellings with associated amenity space, parking and landscaping at The Orchard, 5 Westgate Mews, Kenilworth Gardens, Southampton, SO30 3RE.

We have reviewed the following documents:

- DWM Architects (31/10/2025). Site and location plan. Drawing No. PL02
- Forge Environmental Management Ltd (May 2025). 5 Westgate Mews, Kenilworth Gardens, West End, Hampshire, SO30 3RE. Desk Study Report. Reference ORC460.S/DS/001
- Environmental Noise Impact Assessment, Impact Acoustics Ltd reference IMP7860-2 December 2025

Please see our comments below:

Contaminated land

The provided report comprises a desk-based review of the site conditions, including historical map review, geology, hydrogeology, hydrology, radon, unexploded ordnance, historical landfills and the findings of infiltration testing exercise undertaken on 26/03/2024. Please see key points noted below:

- The report indicates that the proposed development comprises a total of No. 4 dwellings, but the proposed site plan shows a total of No. 8 dwellings. This is a minor mistake and won't affect the findings of the report as the information presented from the Groundsure report included the entire site boundary.
- The bedrock geology of the site comprises Marsh Farm Formation (sandy clays), classed as Secondary A Aquifer.
- The borehole logs from the infiltration testing indicates that ground conditions comprise topsoil over sands with different cohesive material proportions from Marsh Farm Formation.
- The site is located in an area <1% homes are above the action level for radon (report mistakenly said >1%). Therefore, no protection measures are required for radon.
- The historical map review suggests that the site has not been developed previously and formed part of garden to 5 Westgate Mews; however, the consultant indicate that made ground could not be discounted as potential source of contamination on site.
- The historical maps review also identified some features within 250m from site boundary such as unspecified depot, tanks, electricity substations and garage. These features were not considered potential sources of contamination in the Conceptual Site Model as no viable pathway was identified. I partially agree with this statement; however, the depot is located immediately next to the northeast boundary, and it could have introduced some contamination to the site.
- The preliminary risk assessment indicates that the risk from made ground on site to future occupiers, buildings and controlled waters is low.
- The consultant recommends that a watching brief for unexpected contamination should be in place during earthworks.

In summary, I generally agree with the findings of the report and, although I would have considered the depot located to the northeast of the site as an off-site source of contamination, I consider a watching brief during ground works would be appropriate to identify any potential contamination as a result of this feature. Therefore, I recommend that the application is approved subject to the following condition:

Watching brief

In the event that any evidence of potential contamination is found at any time when carrying out the approved development that was not previously identified in the approved Phase 2 report, it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must then be undertaken in accordance with a methodology previously approved by the Local Planning Authority. Following completion of the measures identified in the approved remediation scheme, a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with the immediately above condition.

Reason: To ensure that the development is not put at unacceptable risk from, or adversely affected by, unacceptable levels of pollution from previously unidentified contamination sources.

Additionally, for protection of neighbouring dwellings, we advise the applicant to prepare and submit a Construction and Environmental Management Plan for approval prior to commencement of works, as per condition below:

CEMP

No construction or site preparation works involving excavation shall start until a Construction Environment Management Plan (CEMP) has been submitted to, and approved in writing by, the Local Planning Authority. Preparation and construction work shall only take place in accordance with the approved CEMP which shall include:

- a) the location of temporary site buildings, compounds, construction material and plant storage areas used during construction;
- b) 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].
- c) the parking of vehicles of site operatives and visitors;
- d) measures to control the emission of dust and dirt generated by construction;
- e) a scheme for controlling noise and vibration from construction activities (to include piling);
- f) provision for storage, collection, and disposal of waste from the development during construction period, including reuse and disposal of excavated soils;
- g) measures to prevent mud and dust on the highway during demolition and construction;
- h) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- i) temporary lighting;
- j) protection of pedestrian routes during construction;
- k) temporary surface water drainage provisions; and
- l) hours of working

Reason: To limit the impact the development has on the amenity of the locality.

Noise

The site is adjacent to a commercial yard (Pitter Commercials Limited operating Monday to Friday 6am – 9pm. Saturday 6am – 2pm) to the east and northeast, to the Utilita Bowl and in close proximity to the M27. There are already existing houses directly adjacent to Pitter Commercials Limited but not to the open-air yard (only 2 and where there is a 5m height fence/wall in place).

I reviewed the Noise Report from Impact acoustics reference IMP7860-2 dated December 2025 and have to say is not an easy report to follow.

Noise survey was carried out between 10th – 14th July 2025 in 2 locations I found this acceptable and the report recommends standard glazing and MVHR system for all dwellings. The site is relatively low risk regarding traffic noise.

The façade of the properties facing south and closer to the Utilita Bowl are above the overheating ADO criteria (as per point 10.2.2 of the noise report) and will require an overheating solution to be found in a possible later stage.

Noise measures were undertaken at Pitter Commercials Limited operations (including vehicle wash, Vehicle Maintenance Bays) and an assessment following British Standard 4142:2014+A1:2019 was carried out resulting in an impact of +11dB, this following the criteria is considered a Significant Adverse Impact. The noise report states "These calculations have been carried out the roller shutter doors open. Further reductions could be achieved if these were to remain closed throughout the day" – This is true, but the business is already operating on site and with no conditions requiring the shutter doors to be closed this comment/solution is meaningless and impossible to put in place.

This area of the business closest to the proposed dwellings it's an open heavy vehicle yard used for maintenance , this will include operations using tools, potential air compressors and slow vehicles movements most likely early hours (6 to 7 am) and the noise assessment does not include any of the following points.

The solution proposed is to extend the existing 5.0m high brick wall along the southern boundary of Pitter Commercial. This may be a technical solution but having a garden with a 5m high brick wall its unreasonable and will not provide the external amenity that a garden should. Additionally, this solution will still provide a +5dB impact for early hours in the morning.

The 5m wall stops halfway to the south. I understand the distance increases from the MOT area and the washing area but the open yard area in the south can still be used for any of the above operations as well as slow moving vehicles specially in the early hours. To mitigate the noise the wall should be extended all the way around the yard increasing the unacceptability of this solution.



The site and location plan. Drawing No. PL02 shows a 4.2M WALL not a 5m as proposed in the noise report. Does it require a 4.2 or 5m height wall ?

The report also includes the assessment of noise arising from the operation of the Utilita Bowl using noise data gathered from example sport matches at the venue. I find the noise levels of this music assessment low comparing to other noise levels registered at the same location on different applications. Adding to this the music assessment at point 15.3 shows Overall LAeq 16 HOUR dB. Music noise should not be assessed in 16h periods.

Overall, I find this assessment hard to read, includes a large amount of unnecessary information and does not provide enough guarantees regarding the potential noise impact of Pitter Commercials Limited and the Utilita Bowl venue. For these reasons I object to this development in noise grounds.

Air Quality

Due to the size of the development (less than 10 dwellings) we have no concerns regarding Air quality.

Thank you

Andre

Andre Pires

Pollution Control Manager

Planning & Environment - Pollution

Ext.: 8812

Mobile: 07795985497