

Osmond, Gary

From: Pires, Andre
Sent: 29 September 2026 12:53
To: Osmond, Gary
Subject: F/26/102183 - 91B THE CRESCENT, EASTLEIGH, SO50 9BJ - pollution comments

Follow Up Flag: Follow up
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Good afternoon Gary

Thanks for consulting the Pollution Team on the application reference F/26/102183 for the construction of 6No. three bedroom terrace dwellings with associated parking and landscaping following demolition of existing site structures (revised scheme to F/25/100154)

The revisions to the scheme do not alter the comments previously provided in relation to the original application F/25/100154. Our previous comments therefore remain valid and applicable to the revised proposals. I have attached them below for ease of reference.

Contaminated land

A review of available historical mapping indicates that site comprised an open piece of land from 1870, surrounded by housing development to north, east and west during 1909 and to the south during 1932 onwards. Records from 1952-1990 suggests a rectangular structure noted as 'garage' located to the west boundary of the site (potentially built with asbestos containing materials) with road running from northeast corner towards west. Aerial imagery from 2013 indicates this structure still present with overgrown grass/ vegetation across the remaining area of the site. The use of the site as a garage has the potential to have caused contamination of the ground. A pre-application consultation Q/25/98929 was made on April 2025 for a similar scheme on the proposed site (different layout), where the planning team commented that although the development of the site is agreed in principle, due to previous site' uses, there is a potential for land contamination, any that any formal applications will need to be supported by ground investigation report.

No information has been included in the application showing how land contamination risks have been appropriately considered. Due to historical uses 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 LPA, as necessary. We append conditions to this effect:

Ground investigation

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

- 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 LPA;
- 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 LPA;

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.

Verification report

The development hereby permitted shall not be occupied / brought into use until there has been submitted to the LPA verification by the competent person approved under the provisions of condition X (remediation) that any remediation scheme required and approved under the provisions of condition X (remediation) has been implemented fully in accordance with the approved details (unless varied with the written permission of the LPA in advance of implementation). 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 (i.e. waste transfer tickets), gas/vapour membranes have been installed correctly.

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

Imported soils

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 No. 6 new dwellings 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 (involving less than 10 dwellings). The proposed development site is located within an existing residential area, and approximately 270m to the north of Eastleigh AQMA No.1.

Given the proximity of residential receptors, it is recommended that a Construction Environmental Management Plan (CEMP), including a site-specific Construction Dust Management Plan (DMP), be prepared and submitted to the Local Planning Authority to ensure any potential effects from demolition and construction works are appropriately controlled. The conditions have been drafted below.

In terms of the operational phase of the development, it is noted that sustainable travel measures have been incorporated within the design, such as cycle storage and EV charging points. These features are welcomed, as they support the Council's air quality objectives, and contribute to a healthier, most sustainable environment.

CEMP

No demolition, 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 demolition and 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 demolition and construction (to be supported by Dust Management Plan);
- e) a scheme for controlling noise and vibration from demolition and construction activities (to include piling, if applicable);
- f) provision for storage, collection, and disposal of waste from the development during construction period;
- 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, in accordance with Policies DM1 and DM8 of the Eastleigh Borough Local Plan (2016- 2036).

Dust management Plan

No demolition or construction works shall commence until a Dust Management Plan (DMP) has been submitted to and approved in writing by the Local Planning Authority. The DMP shall be prepared in accordance with the current Institute of Air Quality Management (IAQM) Guidance and shall include, but not be limited to, the following details:

- An assessment of potential dust emissions from demolition, earthworks, construction, and track-out activities;
- Identification of sensitive receptors and an evaluation of the dust risk category;
- Dust and emissions control measures proportionate to the identified risk;
- Procedures for monitoring and responding to dust complaints; and
- Details of site supervision and training arrangements.

The approved Dust Management Plan shall be implemented in full for the duration of demolition and construction works.

Noise

Due to the location of the site and the proximity in all directions to residential properties the construction period and the noise arising from the construction of the scheme including deliveries raise concerns. The noise and possible vibration ,even with the appropriate mitigation in place, arising from the construction of this site will be significant and will raise complaints.

I have no concerns regarding the break in of noise from external sources such as road noise, so a noise report following BS8233 is not required. However, due to the proximity in all directions to residential properties a construction noise report following BS 5228-1:2009+A1:2014 Code of practice for noise and vibration control on construction and open sites is required. This assessment should include noise and vibration.

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

Pollution Team

Andre

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