

Altman, Rebecca

Subject: FW: [F/23/96606] Land rear of 12 Sydney Avenue, Hamble le Rice, SO31 4JP - Pollution comments

From: Panza, Yacklin <Yacklin.Panza@eastleigh.gov.uk>
Sent: Tuesday, February 13, 2024 5:56 PM
To: Altman, Rebecca <rebecca.altman@eastleigh.gov.uk>
Subject: [F/23/96606] Land rear of 12 Sydney Avenue, Hamble le Rice, SO31 4JP - Pollution comments

Hi Rebecca,

Thanks for consulting the Pollution Team on the above application for the Construction of 7 no. bungalows with associated parking and landscaping, and vehicle access from Sydney Avenue at Land rear of 12 Sydney Avenue, Hamble le Rice, SO31 4JP. I have reviewed the following information:

- Land to the Rear of Hamble Lane/Sydney Avenue. Planning, Design and Access Statement. Dated 03/01/2024
- Solent Design. New retirement bungalows. Site and Location Plan. 56-64 Hamble Lane, Hamble. SO31 4PJ. Drawing reference SD-2011-101-C. Dated May 2020

We were consulted on a previous pre-application Q/22/92369 for the same site (although slightly different layout). From the pollution perspective, the site is not located within an identified contaminative area in terms of contaminated land, and the residential use of the site is not considered adversely impacted by pollution. We have no objection with the proposed development; however, we recommend the following conditions:

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 demolition and construction activities;
- f) provision for storage, collection, and disposal of rubbish from the development during construction period;
- g) measures to prevent mud on the highway during 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 and to protect biodiversity.

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.

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

Best regards,

Yacklin

Yacklin Panza

Pollution Control Specialist

Planning & Environment - Pollution