

Osmond, Gary

From: Panza, Yacklin
Sent: 13 June 2024 13:28
To: Osmond, Gary
Subject: [F/24/97376] CHERRY COURT, SALTERNS LANE, BURSLEDON, SOUTHAMPTON, SO31 8DH - Contam land comments
Attachments: EBC - CEMP template for small sites.pdf
Follow Up Flag: Follow up
Flag Status: Flagged

Hi Gary,

Thanks for consulting the Pollution Team on the planning application F/24/97376 for the construction of 7-bedroom detached dwelling over three levels and associated landscaping following demolition of existing dwelling at Cherry Court, Salterns Lane, Bursledon, SO31 8DH.

I noted my colleague Stuart Wedgbury passed his comments on noise on 04/06/2024. Please see my comments in regards contaminated land below:

The proposed site is not located within an identified contaminative land use area. The bedrock geology comprises sands, silts and clays from Earnley Sand Formation/ Wittering Formation, both classed as Secondary A aquifer. According to the UK Radon Map, the site is located within a low-risk radon area. The proposed development involves the demolition of the existing dwelling and the construction of a 7-bedroom dwelling. A limited amount of made ground is anticipated to be present after demolition of structures. No information has been provided in relation re-use/ import of soils for any soft landscaping.

The site is located within a conservation area (Old Bursledon), and in close proximity to other protected areas such as Hackett's Marsh Nature Reserve, Lincegrove and Hackett's Marshes SSSI, Solent & Southampton Water Special Protection Area and Ramsar.

In terms of contaminated land, we have not objections with the principle of the development. However, as the site's proximity to protected areas and to avoid/ minimise impacts to neighbouring residents, it is recommend that any demolition and construction activities should be carried out under the best practicable means of control, implemented through a Construction and Environmental Management Plan (CEMP), to prevent, minimise or mitigate the impacts of the proposed development to the locality (in line with previous noise comments). Please see below the suggested conditions:

CEMP

No development, including demolition, 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;
- e) a scheme for controlling noise and vibration from demolition and construction activities (to include piling);
- 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 (if applicable);
- j) protection of pedestrian routes during demolition and construction;
- k) temporary surface water drainage provisions;
- l) hours of working; and

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

PD. I have attached a CEMP template I produced a bit ago with some useful information for the applicant/ developers.

Best regards,

Yacklin

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