

Environmental Health Consultation Response

Ref: F/24/97441

Site Address: Unit 6 & 10 Barton Park, Chickenhall Lane, Eastleigh, SO50 6RR

Description: Elevational alterations to Unit 6 including addition of cladding and changes to fenestration, alterations to roof with addition of solar panels, and internal works.

Demolition of Unit 10 to form new service yard for Unit 6 to include resurfacing and drainage works, and erection of palisade boundary fencing and access gates.

Environmental Noise

I note from the application form that the site has extant B8 use. I am unclear whether this use is subject to any existing conditions to control noise. The answer may provide useful context. The site is adjacent to residential use to the North with an intervening boundary brick wall of modest height.

This presents a poor spatial relationship between these uses posing a risk to residential amenity due to the emission of industrial noise. However, I can see no complaints relating to noise from the current occupiers of this industrial unit or others listed on the current Council database.

Leaving aside the current extant position that I reference for context; no doubt the correct consideration now, is whether the proposal before you today would increase the risk of unacceptable impacts upon residential use into the future. I can see no information on the file to assist in assessing this risk. Considering the existing context, the main new feature of concern in this regard is the new yard area positioned adjacent to residential use that is created by the demolition of Unit 10. Typically noise generated by open yard activity is much more objectionable than noise arising from within buildings because it is more difficult to mitigate and often has offensive character such as impulsive and tonal noise associated with the manoeuvring of mobile plant and equipment and unloading and loading activity. Such areas are best avoided in close proximity to residential use. However, the significance of the risk depends upon the particulars of the activities to take place in this area. I would therefore request some further information from the application to set out some background to this development. Specifically:

- What is the need / purpose for providing a yard area?
- What activities will take place in this area?
- What mobile plant will operate in this area. Will such plant have reversing alarms?
- When will activities occur in this area?
- What road vehicles will service this yard area and do these have reversing alarms? Are such vehicles controlled by the occupier or by third parties?
- Given the answers above, how does this compare to the current position?

Air Quality

It is noted that the site has extant B8 use. No information has been provided in relation the anticipated number and regime of vehicle movements, type of fleet, etc as well as any plan/ actions to be taken considering the proximity of the proposed site to the Eastleigh Air Quality Management Area. Can the applicant provide details on these matters?

Contaminated land

The application site is located on land with a former contaminative use and has the potential to have caused contamination of the ground. The proposed development involves internal alteration on Unit 6, and demolition of Unit 10 to form a new service yard. The Design and Access statement provided by The Harris Partnership (May 2024), indicates that after demolition of Unit 10, the area will be resurfaced with a new concrete slab; therefore, there will be no pollutant linkage between any potential contaminant that could be present in the ground and the final receptors. However, there is a potential risk from contaminated land during demolition/ construction works (i.e. asbestos within the building fabric, exposure of asbestos fibres and other contaminants in the ground, etc). No information is included in the application showing how land contamination risks have been appropriately considered. Due to this and the proximity of residential properties immediately to the north of the proposed development, 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. Please see below the condition suggested:

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, and BS10175:2011 Investigation of potentially contaminated sites - Code of Practice, and, unless otherwise agreed with the LPA,
 - b. 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 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 workers and nearby residents.

CEMP

If the planning permission is to be granted, then a provision of a Construction Environmental Management Plan to address how potentially adverse impacts to neighbouring dwellings and the environment will be prevented, minimised or mitigated will be required to be submitted to and approved by the Local Planning Authority before commencement of works. Please see suggested condition below (to be reviewed by Ecologist Team):

No construction/ demolition works shall start until a Construction Environment Management Plan (CEMP) has been submitted to, and approved in writing by, the Local

Planning Authority. Demolition 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 demolition/ 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;
- f) provision for storage, collection, and disposal of waste from the development during demolition/ construction period;
- g) measures to prevent mud and dust on the highway during demolition and construction;
- h) temporary lighting;
- i) temporary surface water drainage provisions; and
- j) hours of working

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

Solar panels

Finally, no pollution issues are anticipated in regards the installation of the solar panels on the roof of Unit 6. Therefore, we have no further comments on this regards.