

Huckfield, David

From: Panza, Yacklin
Sent: 20 June 2024 11:44
To: Huckfield, David
Subject: [F/24/96970] Land to the South of Peewit Hill, Bursledon, SO31 8BL - Pollution comments

Hello David,

Thank you for consulting the Pollution Team on the planning application reference F/24/96970 for the Erection of 2no. semi-detached 3-bed dwellings, with associated access, parking and landscaping at Land to the South of Peewit Hill, Bursledon, SO31 8BL. I noted comments on environmental noise were passed to you by my colleague Stuart Wedgbury on 05/06/2024. I will comment on air quality and contaminated land.

Air quality

The proposed development comprises the construction of 2 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, hence the probability to generate significant traffic during construction and operational stages is considered to be low. Even though the proposed development does not represent a significant risk on air quality, we stress the importance of adopting best practices and measures to safeguard air quality in the area, especially due to the proximity to the Hamble Air Quality Management Area. Details on this can be provided within the Construction Environment Management Plan (mentioned below).

Contaminated land

The application site is not located on land with an identified former contaminative use. The geology of the site comprises sand and gravel from River Terrace Deposits over Wittering Formation, both classed as secondary A aquifers. The site is not located in a radon risk area. The Design and Access statement provided by Groves Group (February 2024) described the site as a neglected parcel of land. It is unclear how the proposed site has been recently used, as this may affect the quality of land and whether it is/ has been contaminated. Therefore, due to this and the proposed end use (residential with private gardens), we recommend that the application be permitted subject to the following conditions:

(i) A watching brief should be followed by the developer at all times during construction works and confirmation of this shall be submitted to by the Local Planning Authority (LPA) prior to completion. In the event that previously unidentified contamination is found during the watching brief (i.e. unusual staining/ decolouration in ground, odours, etc.) it must be immediately reported to the Local Planning Authority. Work shall then cease until an investigation and risk assessment, and where required a remediation scheme, has been submitted to and approved in writing by the Local Planning Authority. Where a remediation scheme is required by the Local Planning Authority, the development shall not be brought into use until a verification report for the remediation work has been submitted to and approved in writing by the Local Planning Authority. Verification works shall be undertaken by a competent person in accordance with best practice as outlined in BS10175:2011+A2:2017 and LCRM. Any gas monitoring deemed appropriate is to be in accordance with best practice as outlined in such documents as BS8576:2013, BS 8485:2015+A1:2019, Claire RB17 and CIRIA C665.

Reason: To minimise the risk from land contamination for the safety of the property's occupiers.

(ii) 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 property's occupiers.

(iii) 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;
- g) measures to prevent mud and dust 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

In conclusion, we agree with the principle of the development, subject to conditions detailed above.

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

Best regards,

Yacklin

Yacklin Panza

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