

Osmond, Gary

From: Panza, Yacklin
Sent: 21 June 2024 15:50
To: Osmond, Gary
Subject: [F/24/97487] MOORGREEN FARMHOUSE, MOORGREEN FARM, BURNETTS LANE, WEST END, SOUTHAMPTON, SO30 2HH - Pollution comments

Follow Up Flag: Follow up
Flag Status: Flagged

Hello Gary,

Thank you for consulting the Pollution Team on the planning application reference F/24/97487 for retrospective application for the conversion of C3 office/store to C1 holiday-let at MOORGREEN FARMHOUSE, MOORGREEN FARM, BURNETTS LANE, WEST END, SOUTHAMPTON, SO30 2HH . I noted comments on environmental noise were passed to you by my colleague Stuart Wedgbury on 11/06/2024. I will comment on the other aspects of pollution.

Air quality

Increased vehicular traffic associated with a holiday let can negatively impact local air quality. However, we do not anticipate a significant increase in traffic volume due to the proposed holiday let, therefore, the impacts on air quality are estimated to be low to negligible. We have no objections on this regard.

Contaminated land

The application site is not located on land with an identified former contaminative use. The site is not within an identified radon risk area. The site is not within a conservation area. We have no concerns in regards risk to receptors due to contaminated land.

Waste management

The transient nature of holiday lets can result in improper waste disposal and increased waste generation. There is no information within the application referring to waste management/ disposal. Can the applicant provide details on this matter?

Water pollution

The Planning, Design and Access Statement (Wessex Planning, May 2024), indicates the main dwelling is not connected to the public sewer network and is served by an ageing sewage treatment plant (STP), which will be replaced by the installation of a new Klargester Biodisc+P STP. It is noted that this new sewage system will serve both the main dwelling and the holiday let. This system seems to be adequate for treatment of wastewater; however, it is recommended that a maintenance plan is in place to guarantee compliance with environmental standards and effective operation of the system.

In conclusion, we find the proposal of conversion of C3 office/store to C1 holiday-let at the address mentioned above acceptable, contingent upon the provision of additional details regarding waste management.

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

Best regards,

Yacklin

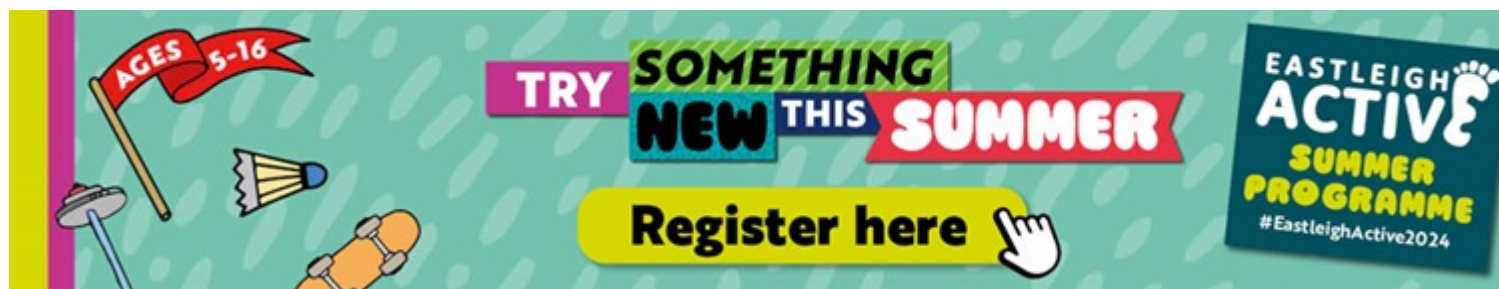
Yacklin Panza

Pollution Control Specialist

Planning & Environment - Pollution

Ext.: 8058

Mobile: 07557 327776



Banner EastleighActive