

From: [Panza, Yacklin](#)
To: [Martin, Clare](#)
Subject: [F/24/96708] 60 BURSLEDON ROAD, HEDGE END, SOUTHAMPTON, SO30 0BY
Date: 21 February 2024 14:41:19
Attachments: [image163544.jpg](#)

Hello Clare,

Thanks for consulting the Pollution Team on the application F/24/96708 for the erection of 1no. two-bedroom detached house adjacent to existing dwelling, with associated access onto Foord Road, parking and bin/bike storage at 60 Bursledon Road, SO30 0BY.

From the contaminated land perspective, the application site is located on land with a former contaminative use and has the potential to have caused contamination of the ground (brick works); however, no information is included in the application showing how land contamination risks have been appropriately considered. We do not object to the principle of the development, however, due to this and the end use proposed (residential with gardens) 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. In addition, construction works will elevate noise, vibration and dust causing temporary adverse impact. Best practicable means of control will be essential and implemented through a Construction and Environmental Management Plan (CEMP). The applicant or its contractor must calculate or predict likely impacts and consider the effectiveness of options on methods of construction and controls.

We recommend the following conditions to these effects:

Contaminated land

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 future occupiers of the development.

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 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; 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; 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.

I trust the information above is of assistance.

If you have any further queries, please do not hesitate in contacting us.

Best regards,

Yacklin

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