

Huckfield, David

From: Panza, Yacklin
Sent: 23 August 2024 15:59
To: Huckfield, David
Subject: [F/24/97934] Land adjacent to Pear Tree PH, Winchester Road, Southampton, SO32 2DH - Contaminated land comments

Hi David,

Thanks for consulting the Pollution Team on the application F/24/97934 for the Erection of 6 dwellings with associated parking and landscaping and creation of new access from Winchester Road at the site known as Land adjacent to Pear Tree PH, Winchester Road, Southampton, SO32 2DH. I will comment on contaminated land only. Further comments regarding noise and air quality will be passed by my colleagues in the due course.

The Pollution Team was previously consulted on this site under planning reference F/23/96320, during which no comments were made concerning contaminated land. A review of historical mapping indicates that the site has not been previously developed, but has been recently used as a playground, as well as for domestic vegetable gardening and a chicken farm. These latter activities have the potential to introduce ground contamination.

While we do not object to the principle of the development, we recommend that a condition regarding watching brief for unexpected contamination and the reuse and importation of soils be attached to any approval granted for this application. I append the suggested conditions below (subject to your review):

Watching brief

() A watching brief should be followed 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 it must be immediately reported to the LPA. 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 LPA. Where a remediation scheme is required, 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 LPA. Verification works shall be undertaken by a competent person in accordance with best practice as outlined in BS10175:2011+A2:2017 and LCRM.

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

Re-use and Imported soils

() Any re-use soils and 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.

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