

Contaminated land

A review of historical mapping indicates that the site has not been previously developed. Limited amount of made ground is anticipated to be present due to construction of existing building on site. The UK radon risk map indicates that the area is not located within a radon risk area. The proposed development involves the excavation of soils for the required two storey extension, which includes an indoor swimming pool. Even though no contamination has been identified, we recommend a watching brief condition in the event of any unexpected contamination.

Air quality

The site is located in close proximity of Hamble Lane Air Quality Management Area. However, it is not anticipated that the proposed development contributes significantly to a detriment of air quality in the area. 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. The planning process should ensure that the proposed development aligns with air quality objectives, promoting a healthy and sustainable environment. A CEMP is recommended to address any potential impacts and their prevention/ control/ mitigation measures. A template for CEMP on small sites is attached for reference.

In conclusion, we agree with the principle of the development, subject to the following conditions to be applied if planning permission is granted:

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.

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;
- 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 and construction;
- 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