

Osmond, Gary

From: Panza, Yacklin
Sent: 09 September 2024 17:42
To: Osmond, Gary
Subject: [F/24/96981] ST JOHN THE EVANGELIST CHURCH, ST JOHNS ROAD, HEDGE END, SOUTHAMPTON, SO30 4AF - Pollution comments

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Hi Gary,

Thanks for consulting the Pollution Team on the application F/24/96981 for the levelling of land and erection of 8x12m canopy at ST JOHN THE EVANGELIST CHURCH, ST JOHNS ROAD, HEDGE END, SOUTHAMPTON, SO30 4AF. Please see our comments below:

Contaminated land

The site is not located within an identified contaminative land use. The underlying geology comprises London Clay Formation, classified as unproductive aquifer. The project involves the importation of soils to raise the land levels from 9.62m to 10.40m approximately, as indicated in the provided site plan. The Design Access Statement also mentions plans for vegetables growing. However, no information has been submitted regarding the source of topsoil to be used for site levelling. This can be addressed by a planning condition. I also recommend a watching brief for unexpected contamination during construction works.

Air quality

Land levelling activities have the potential to generate dust and contribute to air pollution due to vehicle/plants emissions. The applicant has not provided information addressing these concerns. This can be addressed by a CEMP.

Noise

In terms of construction, the use of heavy machinery for land levelling and canopy erection might generate significant noise, potentially impacting nearby residents. The applicant has not provided information on how construction noise will be managed in order to prevent nuisance to nearby residents.

Regarding operational noise, the Design Access Statement indicates the area under the canopy will be used for outside worship and occasional day/evening events. However, no information has been provided concerning the frequency, size, hours, of these events.

Odour

Should the proposed area involve activities that produce odours, such as storage of organic materials or composting, the applicant will need to provide information of how this would be managed to avoid nuisance complaints.

Light

No details have been provided on temporary lighting during construction works, or whether the canopy will be equipped with lighting during operation. Should lighting be installed, the applicant should submit measures to minimize potential light intrusion into nearby residential dwellings, such as directing lights downward, using lower-intensity lighting, or installing motion sensors.

Whilst we do not oppose the principle of the development, we are concerned that insufficient detail of proposed activities and their potential impacts have been provided. As a result, we are unable to establish that impacts will be suitably managed by the proposed scheme in respect of contaminated land, air pollution, noise, odour and light.

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

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