

Thanks for consulting the Pollution Team on the planning application F/24/97874 involving the construction of a replacement two-storey, five-bedroom dwelling, including a lower ground floor, following the demolition of the existing bungalow at the address 56 NICHOL ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 5AW. I noted my colleague Paul Bieda has already provided comments on environmental noise on 02/09/2024. Below are my comments regarding contaminated land, air quality and other pollution issues below:

Contaminated land

The site is not located within an identified contaminative land use. The UK radon map indicates the site is located within 3-5% radon potential. Given that the proposed development includes the construction of a lower ground floor, involving excavation works, it is recommended to maintain a watching brief during construction to monitor for any unexpected contamination, even though no contamination has been identified thus far.

Air quality

The proposed development is not located within an Air Quality Management Area and comprises only demolition and construction of a single new dwelling. As such, the likelihood of generating significant risks to air quality during the demolition, construction, and operational stages is considered low. However, it is essential that best practices and measures are adopted to safeguard air quality in the area. The planning process should ensure that the development aligns with air quality objectives, promoting a healthy and sustainable environment.

Other pollution issues

Demolition and construction activities has the potential to increase levels on noise, vibration, dust, mud/ dirt transfer to roads, waste and temporary lighting pollution, which can cause temporary adverse impact to the locality. The implementation of best practicable means of control, as outlined in a Construction and Environmental Management Plan (CEMP), will be crucial to minimizing pollution risks and protecting the health and wellbeing of both the environment and the local community.

In conclusion, while I have no objection to the overall principle of the development, I recommend the inclusion of the following conditions should the application be approved:

(1) *CEMP*

No demolition or construction 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. Demolition 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 demolition and 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.

(2) Watching brief

A watching brief should be followed at all times during demolition and construction works and confirmation of this shall be submitted to 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 Local Planning Authority. 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 Local Planning Authority. Where a remediation scheme is required by the Local Planning Authority, 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 Local Planning Authority. 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.

Advisory note on radon

The site is within an area of maximum radon potential of 3-5%. Further consideration needs to be given to the radon risk. As general advice, all developers should:

1. Consult the Radon UK map (UKradon - UK maps of radon) - if they're in an area above 1%, developers should buy the UK Health Agency Radon report (for approximately £4.00) and check their development. Details on the findings on radon risk should be submitted to the LPA.
2. If this gives an answer that is greater than 1%, they should consider Radon protection for new developments.
3. If the answer is greater than 3% then Radon protection will be needed according to Building Regulations, with basic protection required at 3-10% and full protection above 10%.