

Huckfield, David

From: Panza, Yacklin
Sent: 11 November 2024 11:52
To: Huckfield, David
Subject: [F/24/98415] UNIT F1, MANATON WAY, HEDGE END, SOUTHAMPTON, SO30 2XW - Contaminated land comments

Morning David,

Thanks for consulting the Pollution Team on the application F/24/98415 for the Proposed construction of single storey building to provide a coffee shop within part of existing car park area, together with associated rearrangement of car park access and layout and landscape planting at UNIT F1, MANATON WAY, HEDGE END, SOUTHAMPTON, SO30 2XW. I will comment on contaminated land below:

The application site is located on land with a former contaminative use and has the potential to have caused contamination of the ground (former Simmons & Ryvan Chemical sites); however, no information is included in the application showing how land contamination risks have been appropriately considered. A preliminary contaminated land assessment, (Phase 1 desk study and possibly Phase 2 site investigation), would help assess the potential risks and confirm that the proposed construction won't inadvertently expose contaminants or pose a health or environmental hazard. Therefore, I recommend that the application be permitted only subject to standard contaminated land conditions 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.

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

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