

Osmond, Gary

From: Panza, Yacklin
Sent: 03 January 2025 17:08
To: Osmond, Gary
Subject: [F/24/98575] 77 LEIGH ROAD, EASTLEIGH, SO50 9DQ - Contaminated land and air quality comments

Hello Gary,

Happy New Year!

Thanks for consulting the Pollution Team on the application F/24/98575 for the change of use from Children's Clinic (Class E) to an education centre/school for special needs (Class F) at 77 LEIGH ROAD, EASTLEIGH, SO50 9DQ. I will comment on contaminated land and air quality only. My colleague Paul Bieda will pass noise comments in due course.

Contaminated land

The planning statement produced by BJC Planning dated November 2024 states that the proposed change of use will not require external alterations to the building, hence no ground disturbance is anticipated. I have no concerns on contaminated land

Air quality

The site is located within an Air Quality Management Area. The proposed change of use will potentially involve an increase of vehicular movements due to staff and student transportation. Additionally, 5 to 6 parking spaces are proposed at the rear of the property. These could contribute to higher air pollution levels. To mitigate this, we suggest that the applicant consider provisions for sustainable transport, such as bicycle storage, electric vehicle (EV) charging points, etc. This can be addressed via planning condition.

I trust the above information is of assistance. If you have any further queries, please do not hesitate in contacting us.

Best regards,

Yacklin

Yacklin Panza

Pollution Control Specialist

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