

Morris, Rachael

From: Pires, Andre
Sent: 05 March 2025 13:20
To: Morris, Rachael
Cc: Panza, Yacklin
Subject: [F/25/98865] MACKOY STADIUM, VT SPORTS GROUND, PORTSMOUTH ROAD, BURSLEDON, SO19 9PW - Pollution comments

Dear Rachel,

Thank you for consulting the Pollution Team on the planning application reference F25/98865 for the change of use to open vehicle storage (Use Class B8) from outdoor sport/recreation (Use Class F2(c)) (Retrospective) at MACKOY STADIUM, VT SPORTS GROUND, PORTSMOUTH ROAD, BURSLEDON, SO19 9PW. Please find our comments below:

Contaminated land

The site is not located within an identified contaminative land use. The underlying geology consist of River Terrace Deposits over Earnley Sand Formation, both of which are classed as Secondary A aquifers (potential receptors). The site currently comprises a grassed area which will remain unchanged as part of the proposed change of use. The Design and Access Statement indicates the site has been historically used for parking, which might have introduced contamination into the ground. However, no information is included in the application showing how land contamination risks have been appropriately considered. I recommend that a preliminary ground investigation be carried out to assess potential land contamination risks. Any identified risks should be addressed through appropriate remediation measures.

Air quality

The site is not located within an Air Quality Management Area. The Design and Access statement indicates the site can accommodate up to 250 cars during match days and events. While occasional use of the land may have minimal impact on air quality, frequent use will increase vehicle movements in and out of the site, potentially generating dust or causing dirt/mud to be transferred onto the road, affecting the local air quality and causing nuisance complaints. It would be beneficial if the applicant can provide additional information on what measures will be taken to prevent/ minimize dust generation and transfer of dirt and mud onto the public highway, especially during adverse weather conditions.

Noise

The proposed change of use could result in the increase of noise from slow vehicle movements plus the close proximity of the neighbouring residential property it raises some concerns. I would propose a condition to restrict operating hours when more information about the proposed use of this open vehicle storage is received. Is the proposed open vehicle storage serving the sport pitches or being used for other commercial uses?

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

Pollution Team

Andre

Andre Pires

Pollution Control Manager

Planning & Environment - Pollution

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