

Osmond, Gary

From: Pires, Andre
Sent: 14 April 2025 14:13
To: Osmond, Gary
Cc: Panza, Yacklin
Subject: [F/25/99188] Willow Mead, Wildern Lane, Hedge End, SO30 4RB Pollution comments

Follow Up Flag: Follow up
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Good afternoon Gary,

Thanks for consulting the Pollution Team in the application F/25/99188 for the construction of 2No. semi-detached two bedroom retirement bungalows at Willow Mead, Wildern Lane, Hedge End, SO30 4RB. The following documents have been reviewed:

- Wessex Planning (03/04/2025). Planning design and access statement. Willow Mead, Wildern Lane, Hedge End;
- Solent Design (01/2025). Site plan reference SD-2005-00 C;
- Sound Advice Acoustics Ltd - Noise report reference SA – 7932/Rev1.

Please see our comments below:

Contaminated land

The Pollution Team provided comments on January 2024 to the previous application F/23/95982 for a similar scheme, which remains valid for the current application:

- Historical available mapping shows the site was part of the access road for farms between 1897 and 1963, and possible farm buildings and 'works' were noted immediately to the north and west of the site (from 1909 until 1963). The care home to the northwest of the site was first noted in 1989 maps. A pond was identified since the earliest record to the south of the site. A school is located to the east of the site. An electrical substation is located immediately to the north of the site.
- The bedrock geology comprises Earney Sand Formation (Secondary A Aquifer). Made Ground is anticipated to be present due to past activities. The site is not within a radon risk area.
- The proposed development involved the construction of 2x single storey units for retired persons, with associated car park and soft landscaping areas.
- Standard contaminated land conditions were recommended.

The planning statement indicates that a Phase 1 Contamination report has been instructed to address the potential land contamination risks. We will await for the report to be available to provide further comments on contaminated land.

Air quality

The proposed development is not located within an AQMA and it does not represent a significant impact on air quality. However, we stress the importance of adopting best practices and measures to safeguard air quality in the area, which can be achieved by the submission of a CEMP, condition suggested below:

CEMP

No demolition or construction works 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 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 construction;
- e) a scheme for controlling noise and vibration from construction activities;
- f) provision for storage, collection, and disposal of waste from the development during construction period;
- g) measures to prevent mud and dust on the highway during 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;
- l) hours of working;

Reason: To limit the impact the development has on the amenity of the locality.

Noise

After reviewing the Sound Advice Acoustics Ltd - Noise report reference SA – 7932/Rev1 dated March 2025 we have the following comments/questions:

- The site location red boundary on Point 3 looks further away from the road as the site plan regarding the eastern boundary.
- Last paragraph of point 9.6 refers to additional calculations were made for the top floor. Is this regarding noise break in from the roof ? The Application is for bungalows. Can we request confirmation that the noise calculations and specially the noise model has been carried out with the bedrooms and living rooms at ground floor height.
- Point 9.18 states that Titon V25 / Standard Canopy or similarly approved to all rooms to ensure the internal noise levels are acceptable in terms of the assessment to British Standard 8233: 2014. How many vents per room are the calculations based on ? Does the number of vents comply with Ventilation: Approved Document F requirements?
- 12.1 figure of the noise modelling (below) shows a fence/solid barrier around the proposed site. Solent Design Site plan shows that a chain link fence is proposed or its on site already but a chain link fence has no noise attenuation capacities. Is the chain link fence proposed to be upgraded ? Was a solid fence included in the noise model and taken in to account on the external noise levels present in the report ?



I trust this information is of assistance.

If you have any further queries, please do not hesitate in contact us.

Pollution team

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