

Osmond, Gary

From: Panza, Yacklin
Sent: 16 April 2025 15:16
To: Osmond, Gary
Cc: Pires, Andre
Subject: RE: [F/25/99188] Willow Mead, Wildern Lane, Hedge End, SO30 4RB Pollution comments

Good morning Gary,

I have reviewed the Environmental Desk Study and Preliminary Risk Assessment prepared by Apple Environmental (April 2025) for the site known as Willow Mead, Hedge End. The report provides an initial assessment and includes the following key elements:

- Historical review: including the review of historical maps and records which suggest that the area was presumably associated with agricultural or other commercial use. Some structures were previously present but have since been demolished. Notable features include a well located at 5m to the north and a pond 20m to the southwest noted in the 1910 map. Residential development in the surrounding areas started around 1940s. An electrical substation was noted around 85m southeast. No other potentially contaminative historical land-uses were identified.
- Site description: the site is described as unoccupied piece of land with undulating surface, overgrown vegetation, and trees. Photographs showing the current status of the land has been included, presumably from a site walkover, although no date is been provided.
- Environmental setting: the site is underlain by Earnley Sand Formation (Secondary A Aquifer). The site is not located within radon affected area, and there are no landfills within 500m of the site.
- Initial conceptual site model: which identifies the following sources of contamination: heavy metals, inorganics and hydrocarbons, from agricultural/ general activities, asbestos from previous structures, ground gasses from infill/ made ground: potential receptors: construction workers and future site users, building and structures, surface and groundwater; pathways: ingestion, inhalation, dermal contact, direct contact with services and building fabric below ground, groundwater; and the possible pathway linkages.
- Preliminary risk assessment: which identifies moderate risk to human health, buildings and groundwater from heavy metals, inorganics and hydrocarbons and ground gas within made ground; and high risk to human health from potential inhalation of asbestos fibres.
- The report concludes that there is a potential residual soil contamination from the land past uses, and recommends an intrusive site investigation focused on areas of proposed soft landscaping (comprising a minimum of 6 locations of at least 1m below ground level, with the collection of soil samples), followed by an update of the conceptual site model to include findings and determine whether further sampling/ ground gas monitoring is required. In addition, an observation strategy during ground works is recommended for the potential discovery of contaminated soils of materials.

Based on the considerations above, I support the recommendation for an intrusive site investigation and observation strategy during groundworks. This will help to confirm the presence and extent of any residual contamination and ensure that appropriate mitigation measures are implemented prior to development. Please see suggested conditions below:

Ground Investigation Report

No work shall commence on site until the following has been submitted to, and approved in writing by the LPA:

- a. A report of a site investigation (including a site plan, site investigation and risk assessment and any subsequent mitigations as a result of findings) documenting the ground conditions of the site and incorporating chemical and gas analysis in accordance with UK Land contamination risk management (LCRM)

national guidance, and BS10175:2011+A2:2017, and BS 8576:2013, BS 8485:2015+A1:2019, Claire RB17, CIRIA C665 and as agreed with the LPA. This document should also include reference to the Environmental Desk Study and Preliminary Risk Assessment report (Apple Environmental, April 2025).

b. a detailed site-specific scheme for remedial works and measures to be undertaken to avoid the risk from contaminants and/or gases when the site is developed and proposals for future maintenance and monitoring. Such a scheme shall include nomination of a competent person to oversee the implementation of the works.

Reason: To minimise the risk from land contamination for the safety of the future property's occupiers.

Verification Report

The development hereby permitted shall not be occupied / brought into use until there has been submitted to the LPA verification by the competent person approved under the provisions of condition X(b) that any remediation scheme required and approved under the provisions of condition X(b) has been implemented fully in accordance with the approved details (unless varied with the written permission of the LPA in advance of implementation). Unless agreed in writing with the LPA such verification shall comply with UK Land contamination risk management (LCRM). Typically, such a report would comprise:

- a. a description of the site and its background, and summary of relevant site information,
- b. a description of the remediation objectives and remedial works carried out.
- c. verification data, including - data (sample locations/analytical results, as-built drawings of the implemented scheme, photographs of the remediation work in progress, etc.
- d. Certificates demonstrating that imported and/or material left in situ is free from contamination, confirmation of material removal, gas/vapour membranes have been installed correctly.

Thereafter the scheme shall be monitored and maintained in accordance with the scheme approved under condition A(b)

Reason: To minimise the risk from land contamination for the safety of the future property's occupiers.

Watching brief

A watching brief should be followed at all times during 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 LPA. 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 LPA. Where a remediation scheme is required, 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 LPA.

Reason: To minimise the risk from land contamination for the safety of the future property's occupiers.

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

Planning & Environment - Pollution

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From: Osmond, Gary <Gary.Osmond@eastleigh.gov.uk>

Sent: Tuesday, April 15, 2025 10:51 AM

To: Pires, Andre <Andre.Pires@eastleigh.gov.uk>

Cc: Panza, Yacklin <Yacklin.Panza@eastleigh.gov.uk>

Subject: RE: [F/25/99188] Willow Mead, Wildern Lane, Hedge End, SO30 4RB Pollution comments

Hi Both,

I received the attached last night from the agent. Is this the additional information you were looking for in relation to contaminated land?

Regards,

Gary Osmond

Principal Planning Officer

Planning & Environment - Planning/Development Management

Ext.: 8490

From: Pires, Andre <Andre.Pires@eastleigh.gov.uk>

Sent: 14 April 2025 14:13

To: Osmond, Gary <Gary.Osmond@eastleigh.gov.uk>

Cc: Panza, Yacklin <Yacklin.Panza@eastleigh.gov.uk>

Subject: [F/25/99188] Willow Mead, Wildern Lane, Hedge End, SO30 4RB Pollution comments

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

Andre Pires

Pollution Control Manager

Planning & Environment - Pollution

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