

Altman, Rebecca

From: Pires, Andre
Sent: 11 April 2025 12:16
To: Altman, Rebecca
Cc: Panza, Yacklin
Subject: [F/25/99162] LITTLEDEAN, BOTLEY ROAD, HORTON HEATH, EASTLEIGH, SO50 7DN

Follow Up Flag: Follow up
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Categories: Consultation responses

Good afternoon Rebecca,

Thanks for consulting the Pollution Team in the application F/25/99162 for LITTLEDEAN, BOTLEY ROAD, HORTON HEATH, EASTLEIGH, SO50 7DN, for the proposed erection of detached three-bedroomed bungalow, following removal of mobile home annex. Please see our comments below:

Contaminated land

The Pollution Team provided comments on 02/01/2024 to the previous application F/23/96539 for the same proposed development, which remains valid for the current application:

A review of available historical maps indicates the main dwelling at the site was first noted in 1962. Aerial imagery showed a number of outbuildings at the rear of the site (including what it seems to be glasshouses) from 2014, but seems to be demolished at some point as most recent aerial imagery indicate the rear area of the site consists of two structures (a small structure noted Summer House and bigger structured noted as mobile house in the Site and Location Plan provided by Solent Design (August, 2023) reference SD-2310-100-C), with the remaining areas covered by hard standing. This indicates that Made Ground is anticipated on site due to demolition of previous structures. The bedrock geology comprises Wittering Formation, which is classed as a secondary A Aquifer. The site is located within a radon risk of less than 1%. The proposed development comprises the creation of two soft landscaping areas to be used as rear gardens (for the existing and proposed dwelling). The application does not mention whether imported material is going to be used in the proposed gardens. The proposed development is located within a residential area. Whilst we do not object with the principle of the development, due to the considerations explained above and the end use proposed (residential with gardens) we recommend that the application be permitted only subject to the following conditions:

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 property's occupiers.

Imported soils

Any imported soils required for the development hereby permitted should be demonstrated to be suitable for its intended end use and meet the approval of the Local Planning Authority prior to use on site.

Reason: To minimise the risk from land contamination for the safety of the future occupiers of the development.

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 demolition and 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 demolition and construction;
- e) a scheme for controlling noise and vibration from demolition and construction activities;
- f) provision for storage, collection, and disposal of waste from the development during demolition and construction period;
- g) measures to prevent mud and dust on the highway during demolition and 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; and
- l) hours of working

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

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 as mentioned above.

Noise

Due to the considerable distance between the proposed dwelling and BOTLEY ROAD I don't have any comments regarding noise.

Thank you

Pollution team

Andre Pires

Pollution Control Manager

Planning & Environment - Pollution

Ext.: 8436

Mobile: 07795985497