

## Huckfield, David

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**From:** Pires, Andre  
**Sent:** 15 April 2025 09:07  
**To:** Huckfield, David  
**Cc:** Panza, Yacklin  
**Subject:** [F/25/99151] Land in between 27 & 31 Crows Nest Lane, Boorley Green, Southampton, SO32 2DD Pollution comments

Good morning David

Thank you for consulting the Pollution Team on the application F/25/99151 for the construction of 1no. 5-bedroom detached dwelling with detached double garage, associated parking, landscaping and access at Land in between 27 & 31 Crows Nest Lane, Boorley Green, Southampton, SO32 2DD. The following documents submitted with the application have been reviewed:

- March 2025. Proposed dwelling Crows Nest Lane – Boorley Green. Design, planning and access statement.
- March 2025. Location & Block plan.

Please see our comments below:

### **Contaminated land**

The proposed development is not located within an identified contaminative land use. Available aerial imagery shows that the site appears to be used as rear garden of No. 31 Crows Nest Lane, covered by hardstanding in the 2005 and then back to turf from 2012 onwards. By 2019 the site appeared to be divided into two separate plots as a fence has been erected to the north boundary. The geology comprises sands, silts and clays from the Wittering Formation. UK radon risk map indicates the site is within an area of 3-5% maximum radon potential.

Whilst I do not anticipate significant contaminated land risks associated with the proposed development, I recommend the following conditions/ advisory notes on any granted planning permission:

#### 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.

#### Radon

The development could be impacted by radon and you are advised to consult the radon UK map at ([UKradon - UK maps of radon](#)). If the radon risk is greater than 1% radon protection should be considered for the new development. If greater than 3% risk then radon protection will need to be provided in accordance with Building Regulations, with basic protection required at 3-10% and full protection above 10%.

#### **Air quality**

The proposed development is not located within an AQMA and 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**

Due to the considerable distance from Maddoxford Lane to the proposed dwelling I have no concerns about noise.

I trust this information is of assistance.

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

Thank you

Pollution team

**Andre Pires**

**Pollution Control Manager**

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