

Altman, Rebecca

From: Pires, Andre
Sent: 30 April 2025 12:23
To: Altman, Rebecca
Cc: Panza, Yacklin
Subject: [V/25/99246] Land at Denhams Corner, Snakemoor Lane, Eastleigh, SO32 2BW - Pollution team

Follow Up Flag: Follow up
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Categories: Consultation responses

Good afternoon Rebecca,

Thank you for consulting the Pollution Team on the planning application V/25/99246 for the EIA screening request for the construction of up to 155 no. dwellings, including 40% affordable housing, with associated vehicular, cycle and pedestrian access points off Snakemoor Lane, a shared pedestrian and cycle access off Botley Road, associated landscaping, drainage, infrastructure and biodiversity net gain at Land at Denhams Corner, Snakemoor Lane, Eastleigh, SO32 2BW.

A pre-application enquiry (Q/24/98539) was received in December 2024 for this proposed development, where the Pollution Team have indicated the following:

Contaminated land

The proposed development is not located within an identified contaminative land use and radon risk is low. However, a review of historical maps indicates the site has been used as farmland, which activities have the potential to have caused contamination of the ground. Due to the sensitivity of the end use proposed (residential with private gardens), it was recommended that any future planning applications be supported by a report of Preliminary Investigation (including Desk Study, Conceptual Site Model, and Preliminary Risk Assessment documenting previous and existing land uses of the site and adjacent land); a report of a site investigation documenting the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the Preliminary Investigation; and, if required, a detailed site-specific scheme for remedial works and measures to be undertaken to minimise the risk for site users. The reports should be produced in accordance with, but not limited to, UK Land Contamination Risk Management (LCRM) national guidance, BS10175:2011, BS 8576:2013, CL:aire RB17. These comments remain valid.

Air quality

As the proposed development comprises a 'major development' according to The Town and Country Planning (Development Management Procedure) (England) Order 2015, there is a high probability to generate additional traffic during construction and operational stages. Therefore, it is recommended that any future applications are to be accompanied by a detailed Air Quality Assessment, which usually includes:

- **Baseline Assessment:**
Provide a review of current air quality conditions in the area, including local monitoring data on nitrogen dioxide (NO₂) and particulate matter (PM₁₀ and PM_{2.5}). The assessment should reference the most recent data available, avoiding reliance on outdated or irrelevant data.
- **Construction Phase Impacts:**

Assess the potential short-term impacts on air quality during the construction phase, including dust emissions, NO₂, and PM₁₀.

- Construction Environmental Management Plan (CEMP):
Including a Dust Management Plan (DMP) is included within the CEMP, detailing the appropriate mitigation measures in accordance with IAQM guidance.
- Operational Phase Impacts:
Evaluate the potential long-term air quality impacts during the operational phase. Consider cumulative effects from other nearby developments (i.e. One Horton Heath) and sources of pollution.
- Traffic Emissions Impact:
Assessment of the additional traffic generated by the development, including potential increases in NO₂ and PM concentrations, using suitable air dispersion models is produced. Include a breakdown of traffic data with an emphasis on sensitive receptors nearby, such as residential areas and schools.
- Human Health Impact Assessment:
Assess the potential impacts of air quality on the health of future residents.
- Ecological Impact Assessment:
Assess the potential impacts of air quality on the sensible areas (SINC, ancient woodland).
- Mitigation measures:
Proposed to reduce emissions and exposure for both the construction and operational phases, including but not limited to: Low-emission transport plans (e.g., electric vehicle charging points, sustainable transport promotion), on-site green infrastructure and planting schemes to support air quality improvements, implementation of best practices for site management during the construction phase to minimize dust and pollutant emissions.

Noise

There is some transportation noise affecting the proposed site, notably Snakemore Lane, although this is a minor road.

I would recommend that the applicant provides an Acoustic Report that includes a noise survey with a representative duration. The noise report must include BS 8233 'guidance on sound insulation for buildings' criteria showing mitigation for glazing and ventilation, to achieve compliance with day/night levels and private amenity spaces.

The illustrative masterplan shows the closest properties to Snakemore Lane having the garden facing the road, this must be reviewed to make sure the amenity spaces achieve the noise criteria and good acoustic design is used.

In conclusion, while the proposed development is likely to cause some potential effects on the environment during construction and operational phases, these can be addressed via submission of adequate technical reports and mitigation strategies as part of planning conditions. On this basis, we consider that an Environmental Impact Assessment is not required for the proposed development.

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

Best regards,

Pollution team

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