

Osmond, Gary

From: Pires, Andre
Sent: 02 June 2025 10:02
To: Osmond, Gary
Cc: Panza, Yacklin
Subject: F/25/99418 - 49 BISHOPSTOKE ROAD, BISHOPSTOKE, EASTLEIGH, SO50 6BF - Pollution

Follow Up Flag: Follow up
Flag Status: Flagged

Good morning Gary,

Thanks for consulting the Pollution Team on the planning application F/25/99418 for the extension and alteration to existing dwelling to create 2nos. two-bedroom flats and 1no, one bedroom flat at 49 BISHOPSTOKE ROAD, BISHOPSTOKE, EASTLEIGH, SO50 6BF. Please see our comments below:

A pre-planning application Q/24/97215 was received in May 2024; however, the Pollution Team has not been consulted on this application.

Contaminated land

The proposed development is not located within an identified contaminative land use. The geology of the site comprises Alluvium (Secondary A Aquifer) over London Clay Formation (Unproductive Aquifer). Made ground is anticipated due to existing structures on site. A review of the UKHSA radon risk maps suggest the proposed development sits within an area classified at the 3-5% risk level (maps available at [UKradon - UK maps of radon](#)). As the proposed development is within Bishopstoke Conservation Area, its west boundary limits with SSSI and SAC of River Itchen, and within a sensitive location to naturally occurring radon emissions, the following conditions/ advisory note are suggested:

Watching brief

A watching brief should be followed at all times during construction works and confirmation of this shall be submitted to by 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 Local Planning Authority. 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 Local Planning Authority. Where a remediation scheme is required by the Local Planning Authority, 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 Local Planning Authority. All works shall be undertaken by a competent person in accordance with best practice as outlined in BS10175:2011+A2:2017 and LCRM. Any gas monitoring deemed appropriate is to be in accordance with best practice as outlined in such documents as BS8576:2013, BS 8485:2015+A1:2019, Claire RB17 and CIRIA C665. Reason: To minimise the risk from land contamination for the safety of the property's occupiers.

CEMP

No construction or site preparation works involving excavation shall start until a Construction Environment Management Plan (CEMP) has been submitted to, and approved in writing by, the Local Planning Authority. Preparation 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 (to include piling);
- 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 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) Safeguards to be used within the construction process to ensure surface water contains no pollutants on leaving the site, including suspended solids, and measures to protect nearby waterways from pollution impacts;
- l) hours of working

Reason: To limit the impact the development has on the amenity of the locality, , in accordance with Policies DM1 and DM8 of the Eastleigh Borough Local Plan (2016- 2036).

Note to applicant - 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 located more than 250m away from the Eastleigh AQMA and comprises the construction of an extension of the existing dwelling and alterations to create 2nos. two-bedroom flats and 1no, one bedroom flat. Considering the scale of the project, the probability to generate significant traffic during construction and operational stages is considered to be low.

Even though the proposed development does not represent a significant risk on air quality, we stress the importance of adopting best practices and measures to safeguard air quality in the area. The planning process should ensure that the proposed development aligns with air quality objectives, promoting a healthy and sustainable environment This can be achieve by the submission of a CEMP as proposed above.

Noise

Due to the proximity of the proposed scheme to Bishopstoke Road a noise assessment including a noise survey over an acceptable period will be required. The noise assessment carried out by a competent Acoustic Consultant should include BS8233:2014 criteria and proposed mitigation, if required, including glazing and ventilation specifications/strategy.

The proposed floor plans from Temple Ford Design Ltd Architects dated March 2024 do not show any bedrooms directly facing Bishopstoke Road nevertheless one bedroom and one living room are proposed to be facing west still in close proximity to the main road.

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

Thank you

Pollution team

Andre Pires

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